DRAFT
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
FOR THE
GREEN RIVER RANCH SPECIFIC PLAN AMENDMENT & BUSINESS PARK INDUSTRIAL DEVELOPMENT AND RELOCATION OF PROPOSED CONSTRAINED LINKAGE 1

SCH NO. 2022080640

CITY OF CORONA, CALIFORNIA



September 2024

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CITY OF CORONA, CALIFORNIA

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September 2024

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1.0 EXECUTIVE SUMMARY

1.1 PROPOSED CHANGES TO THE APPROVED PROJECT

The Project Applicant proposes to Amend the Green River Ranch Specific Plan (GRRSP) to modify land uses and rearrange Planning Areas (PAs). The proposed GRRSP Amendment (GRRSPA) would create Business Park Industrial (BPI) PAs that are also proposed for development as part of the Project. The combined affect of the GRRSPA and BPI Development proposal is defined as the Modified Project in this Supplemental Environmental Impact Report (SEIR).

The Project Applicant, PSIP WR Green River, LLC, seeks approval of Amendment No. 1 to the GRRSP to rearrange and change the previously approved land uses, slightly expand the Specific Plan boundary, and designate a large portion of the site as open space for permanent preservation to compliance with the WR-MSHCP. Concurrent with the proposed GRRSPA, the Project Applicant requests entitlements for development of the BPI PAs located in revised PAs 1, 2 and 3. A detailed description of the proposed Modified Project is provided in Section 3.2.

To implement the GRRSPA and BPI Development, the project Applicant proposes a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Tentative Tract Map (TTM), and Precise Plan (PP). These discretionary approvals represent the proposed Project, proposed Modified Project, or Modified Project analyzed in this SEIR. These actions are summarized as follows:

- GPA 2020-0002
- SPA 2020-0006
- TTM 37963
- PP 2020-0004

In addition to the proposed changes, the Regional Conservation Agency (RCA) requested that the City apply for a WR-MSHCP Criteria Area Refinement to relocate Proposed Constrained Linkage 1 (PCL-1) from its current alignment to the B Canyon property as the GRRSP Planning Area contains four Criteria Cells (1702, 1704, 1811, and 1812) and PCL-1. The Criteria Cells support PCL-1 that connects Core Area A to the north (Prado Basin/Santa Ana River) with Core Area B to the south (Cleveland National Forest). The RCA recently purchased approximately 670 acres of land adjacent to and west of the GRRSP Planning Area known as the B Canyon property. This property has long been considered a superior location for a wildlife linkage because it removes or reduces the physical barriers at Green River Road, the railroad tracks, and SR-91 associated with the existing alignment of PCL-1. Consequently, the City has agreed to address the proposed Relocation of PCL-1 in this SEIR as a separate but related project. The environmental analysis of the proposed Relocation of PCL-1 is presented in this SEIR on a project level, independent of the Modified Project.

1.2 PROJECT OBJECTIVES

Modified Project

The following project objectives from the previously approved GRRSP EIR remain valid for the proposed Modified Project.

- To provide for the orderly and efficient development of the Green River Ranch property.
- To implement the goals, objectives, and policies of the City of Corona General Plan.
- To develop land uses which reflect sound economic, market, and financial consideration.
- To develop uses which will generate additional revenue for the City of Corona, and establish a strong tax base for the City.
- To provide convenient commercial and industrial services for the community, in addition to similar services for freeway oriented and generated visitors.
- To promote organized and well-planned development within the Specific Plan area.
- To provide guidance and direction for the future development of this property.
- To create an aesthetically pleasing western gateway into the City of Corona.

Relocation of PCL-1

The project objectives for the proposed Relocation of PCL-1 are as follows:

- Improve wildlife linkage between Core Areas A and B by connecting wildlife habitats, between the Santa Ana Mountains, Prado Basin, and Chino Hills.
- Establish a superior PCL-1 wildlife corridor due to existing constraints from roads, railroads, SR 91, and development associated with the existing PCL-1 alignment.
- Increase overall Covered Habitat as described in the WR-MSHCP through conserving additional lands.

1.3 REQUIRED APPROVALS

The legislative and discretionary actions to be considered by the City as part of the proposed Project include:

Modified Project

- **General Plan Amendment No. 2020-0002 (GPA 2020-0002):** The Modified Project requires City approval of a GPA to amend the existing GRRSP designations. As discussed in Section 3.2.2, the MU2 designation on approximately 5.5 acres would change to GC. The current configuration and designation of MU2, GC, ER, and OS-G on 49.31 acres would change to Light Industrial (LI). The current configuration and designation of MU2 and ER on approximately 20.39 acres would change to ER. The configuration and designation of ER on 83.34 acres would change to Open Space.

- **Specific Plan Amendment to the GRRSP (SPA 2020-0006):** The Modified Project requires City approval of an SPA to amend the existing GRRSP Land Use Plan and the City's Zoning Map consistent with GRRSPA No. 1. As discussed in Section 3.2.3, the Modified Project would: redesignate 5.5 acres from Mixed Use to General Commercial as part of proposed PA 4; redesignate 49.52 acres of Mixed Use, Hotel/Mixed Use/Office, and General Commercial to BPI as part of proposed PAs 1 through 3; Estate Residential would occur on 20.39 acres within proposed PA 5; Open Space – General would cover 83.34 acres as PA 6; and onsite roadways would be reconfigured to provide a single north-south oriented access road (Street A), which would connect to Green River Road in the north and provide primary vehicular access to PAs 1, 2, 3, and 5. In addition to amending the land uses, the Modified Project requires City approval of a conceptual grading plan and a conceptual infrastructure plan; amendments to development standards; design Guidelines for site planning, architectural character, landscape architecture, and development phasing, financing, maintenance responsibilities, and administration of the Specific Plan.
- **Tentative Tract Map No. 39763 (TTM 37963):** The Modified Project requires City approval of a TTM to change the City Zoning Map consistent with GGRSP. As discussed in Section 3.2.4, the Modified Project Site is comprised of Assessor's Parcel Numbers 101-180-014; 101-180-015; 101-180-017; 101-180-034; 101-180-035; 101-180-037; 101-180-038; and 101-190-034. The TTM would subdivide 154.90 acres of the Specific Plan area into nine (9) lots within PAs 1 through 6.
- **Precise Plan No. 2020-0004 (PP 2020-004)** *(pertaining to the industrial park component of the proposed Project in PAs 1, 2 and 3)*: The Modified Project requires City approval of a PP to approve the final design of the proposed industrial park component of the Project within PAs 1, 2, and 3. As discussed in Section 3.2.5, the PP includes detailed site planning, architectural treatments, landscaping details, and a signage plan for the future construction of five (5) light industrial buildings within the proposed BPI land use designation. The building sizes range from 86,600 square feet to 296,737 resulting in a total of 746,167 square feet. In addition, the PP would include off-site improvements to roads and utilities impacting a total of 12.8 acres.

Relocation of PCL-1

- **Relocation of Proposed Constrained Linkage:** The proposed Relocation of PCL-1 requires the City, as permittee to the WR-MSHCP, to prepare CEQA documentation and approval of the relocation based on superiority of the proposed alignment in comparison to the alignment of existing PCL-1. This SEIR will be used by RCA, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to approve the relocation in their role as Responsible and Trustee agencies.

1.4 PURPOSE OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The purpose of a Supplemental Environmental Impact Report (SEIR) is to assess the change in the environmental significance conclusions originally reached in a previous Environmental Impact Report (EIR) attributable to either: 1) change in a project; 2) change in the circumstance under which a project is undertaken; or 3) introduction of new information of substantial importance that was not known at the time the previous EIR was certified.

To determine whether a project is eligible for the preparation of an SEIR, the criteria in Section 15162 governing preparation of Subsequent CEQA documents and the additional criteria in Section 15163 governing preparation of Supplemental CEQA documents must be met, as follows:

1. There are no substantial changes associated with the project which require major revisions to the previous EIR due to new significant impacts or a substantial increase in the severity of previously identified significant effects (Section 15162).
2. There are no substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the previous EIR due to new significant impacts or a substantial increase in the severity of previously identified significant effects (Section 15162).
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified that shows any of the following (Section 15162):
    (a) The project will have one or more significant effects not discussed in the previous EIR.
    (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR.
    (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
    (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
4. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation (Section 15163).

As stated in Section 15163 of the CEQA Guidelines, the Lead Agency may choose to prepare a Supplemental EIR rather than a Subsequent EIR if:

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

An SEIR need contain only the information necessary to make the Prior EIR adequate for the Modified Project as revised (Section 15163). Additionally, an SEIR may be circulated in accordance with CEQA Section 15087 by itself without recirculating the Prior EIR. When the Lead Agency decides whether to approve the Modified Project, the decision-making body shall consider the previous EIR as revised by the SEIR. A finding under Section 15091 must be made for each significant effect shown in the previous EIR as revised in the SEIR.

The reason for preparation of this SEIR relates to the first and second conditions (changes in a project; changes in the circumstance under which a project is undertaken) of the four conditions listed above. The project definition contained in the proposed GRRSP Amendment and BPI Development proposal differs from the Approved Project addressed in the previous EIR certified in 2001 for the 165±-acre GRRSP. In addition, development of the GRRSP is affected by the biological resource conservation goals and associated development constraints pursuant to the Western Riverside County Multiple Species Conservation Plan (WR-MSHCP) approved in 2004 after approval of the original Project. The combined affect of the GRRSPA and BPI Development proposal is defined as the Modified Project in this SEIR.

The GRRSP Planning Area is bisected by the existing alignment of Proposed Constrained Linkage 1 (PCL-1) defined in the WR-MSHCP. The Regional Conservation Agency (RCA) recently purchased approximately 670 acres of land adjacent to and west of the GRRSP Planning Area known as the B Canyon property. This property has long been considered a superior location for a wildlife linkage because it removes or reduces the physical barriers at Green River Road, the railroad tracks, and SR-91 associated with the existing alignment of PCL-1. The RCA requested that the City apply for a WR-MSHCP Criteria Area Refinement to relocate PCL-1 from its current alignment to the B Canyon property. Consequently, the City has agreed to address the proposed Relocation of PCL-1 in this SEIR as a separate but related project.

For this reason, this SEIR analyzes each of the two projects. The proposed Modified Project consisting of the GRRSPA and BPI Development proposal is addressed in Section 4. The Proposed Relocation of PCL-1 is addressed in Section 5 as a separate but related project.

Section 2.2 contains a brief summary of the proposed Modified Project. Section 2.3 contains a brief summary of the proposed of the proposed Relocation of PCL-1 Project. The process

undertaken and the determinations reached by the City governing why this SEIR is being prepared are detailed in Section 2.4.

This SEIR has been prepared by the City in accordance with CEQA and the CEQA Guidelines. The SEIR will be used by the City, responsible agencies, and the public for the purpose of evaluating the environmental effects associated with the proposed GPA, GRRSPA No. 1, TTM, and PP. The SEIR will also be used by the City, responsible agencies, and the public for the purpose of evaluating the environmental effects associated with the Relocation of PCL-1.

1.5 TECHNICAL STUDIES AND RELATED DOCUMENTS INCORPORATED BY REFERENCE

This SEIR incorporates by reference several citywide reports and analyses. In addition, technical studies and reports addressing the Modified Project and Relocation of PCL-1 have been used to prepare the applicable analytical sections of the SEIR. These documents are included in SEIR Appendices B through T and include:

- Green River Ranch Visual Impact Analysis, January 8, 2024, T&B Planning (Appendix C)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Air Quality Impact Analysis, June 12, 2024, Urban Crossroads (Appendix D-1)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Health Risk Assessment, June 12, 2024, Urban Crossroads (Appendix D-2)
- Biological Technical Report for the Green River Ranch Specific Plan, Revised April 2, 2024, Glenn Lukos Associates, Inc. (Appendix E-1)
- Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to MSHCP Riparian/Riverine Areas Green River Ranch Industrial Project, Revised August 29, 2024, Glenn Lukos Associates, Inc. (Appendix E-2)
- Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Green River Ranch Industrial Project, Revised August 29, 2024, Glenn Lukos Associates, Inc. (Appendix E3)
- A Phase I Cultural Resources Assessment for the Green River Ranch III Project, Revised January 10, 2024, Brian F. Smith and Associates (Appendix F)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Energy Analysis, June 12, 2024, Urban Crossroads (Appendix G)

- EIR-Level Geotechnical Study Proposed Green River Ranch Business Park Development Southwest of Green River and Dominguez Roads City of Corona, Riverside County, California, August 12, 2020, Petra Geosciences, Inc. (Appendix H-1)
- Update of EIR-Level Geotechnical Study Proposed Green River Ranch Business Park Development Southwest of Green River and Dominguez Roads City of Corona, Riverside County, California, January 31, 2024, Petra Geosciences, Inc. (Appendix H-2)
- Paleontological Resource Record Search Update for the Green River Ranch III Project, Revised January 10, 2024, Brian F. Smith and Associates (Appendix H-3)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Greenhouse Gas Analysis, June 12, 2024, Urban Crossroads (Appendix I)
- Phase I Environmental Site Assessment Update Assessor's Parcel Numbers (APNS) 101-180-014, -015, -037 and -038 Corona, Riverside County, California 2882, August 19, 2019, GeoTek, Inc. (Appendix J)
- Preliminary Drainage Report, December 2022, KWC Engineers (Appendix K-1)
- Project Specific Water Quality Management Plan, December 12, 2022, KWC Engineers (Appendix K-2)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Noise and Vibration Analysis, June 4, 2024, Urban Crossroads (Appendix L)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Traffic Analysis, June 10, 2024 Urban Crossroads (Appendix M-1)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Vehicle Miles Traveled (VMT) Analysis, June 24, 2024 Urban Crossroads (Appendix M-2)
- Sacred Lands File Search, July 9, 2020 (Appendix N)
- Preliminary Wastewater Report Green River Rach Business Park, April 2022, KWC Engineers (Appendix O-1)
- Preliminary Water Report Green River Rach Business Park, November 2021, KWC Engineers (Appendix O-2)
- Water Supply Assessment for the Green River Ranch Business Park, June 2024, Michael Baker International (Appendix O-3)

- Fire Protection Plan, Green River Ranch Business Park, April 7, 2023, Herbert A. Spitzer (Appendix P)
- Criteria Refinement Analysis Relocation of Proposed Constrained Linkage 1, Revised December 12, 2023, Glenn Lukos Associates, Inc. (Appendix Q)

1.6 SCOPING MEETING AND NOTICE OF PREPARATION

The City held a Public Scoping Meeting on September 22, 2022 to solicit agency and public comments on the scope and content of the environmental analysis to be included in the Draft SEIR. Numerous comments were received prior to, during, and after the meeting. The comments are presented in Section 2.0, Table 2-1, along with the location in the SEIR that addresses the issues raised.

The City also distributed a Notice of Preparation (NOP) for a 30-day review period starting August 29, 2022, to solicit agency and public comments on the scope and content of the environmental analysis to be included in the Draft SEIR. Four (4) agency and numerous individual members of the public provided comments on the NOP. The comments are presented in Section 2.0, Table 2-2, along with the location in the SEIR that addresses the issues raised.

Section 15123(b) of the CEQA Guidelines requires that an EIR identify areas of controversy and issues to be resolved. The areas of controversy and issues to be resolved by the lead agency include whether and how to mitigate the significant effects of the proposed project, consideration of the various mitigation measures and alternatives recommended in the Draft SEIR by the City, and whether the discretionary approvals required to implement the proposed Project and its development components should be granted. At this time, there are no areas of controversy and issues to be resolved associated with the proposed Modified Project. Significant and unavoidable impacts have been identified in this SEIR for the proposed Modified Project; therefore, a Statement of Overriding Considerations would be required for the proposed Project. However, the impacts associated with the proposed Project and the level of significance of impacts are similar to those that were previously certified by the City in 2001 For the Approved Project.

1.7 PUBLIC REVIEW PERIOD

The Draft SEIR is being distributed to public agencies and other interested parties for review and comment. The Draft SEIR is also available on the City's website www.Coronaca.gov and at the following locations:

Corona City Hall
Planning and Development Department
400 South Vicentia Avenue
Corona, California 92882
Phone: (951) 736-2434
Hours: Monday through Friday: 8:00 a.m. to 5:00 p.m.

Circulation Desk
Corona Public Library
650 South Main Street
Corona, California 92882
Phone: (951) 736-2381

All comments received from agencies and individuals on the Draft SEIR will be accepted during the public review period, which will not be less than 45 days, in compliance with CEQA. All comments on the Draft SEIR should be sent to the following City contact person:

Sandra Vanian, Planning Manager
City of Corona
Planning and Development Department
400 S. Vicentia Avenue
Corona, California 92882

Following the close of the public review period, the City will prepare responses to all comments and will compile these comments and responses into a Final SEIR. All responses to comments submitted on the Draft SEIR by public agencies during the CEQA comment period will be provided to those agencies at least 10 days prior to final action on the proposed Modified Project and proposed Relocation of PCL-1. The City will make findings regarding the extent and nature of the impacts as presented in the Final SEIR. The Final SEIR will need to be certified as complete by the City Council prior to making a decision to approve or deny the Modified Project (i.e., the GPA, SPA, TTM, and PP) and Relocation of PCL-1. Public input is encouraged at all public hearings (e.g., Planning and Housing Commission, City Council) regarding approval of the proposed Projects.

The Draft SEIR is being distributed to public agencies and other interested parties for review and comment. The Draft SEIR is also available at the following locations and on the City's website:

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Corona Public Library
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All comments received from agencies and individuals on the Draft SEIR will be accepted during the public review period, which will not be less than 45 days, in compliance with CEQA. All comments on the Draft SEIR should be sent to the City contact person at the address listed above.

Following the close of the public review period, the City will prepare responses to all comments and will compile these comments and responses into a Final SEIR. All responses to comments submitted on the Draft SEIR by public agencies during the CEQA comment period will be provided to those agencies at least 10 days prior to final action on the Modified Project. The City will make findings regarding the extent and nature of the impacts as presented in the

will be provided to those agencies at least 10 days prior to final action on the Modified Project. The City will make findings regarding the extent and nature of the impacts as presented in the Final SEIR. The Final SEIR will need to be certified as complete by the City Council prior to making a decision to approve or deny the Modified Project (i.e., the GPA, SPA, TTM, and PP. Public input is encouraged at all public hearings (e.g., Planning and Housing Commission, City Council) regarding the proposed Modified Project before the City.

1.8 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the proposed Project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and that attain most of the basic objectives of the proposed Project. Each alternative should be capable of avoiding or substantially lessening any significant effects of the proposed Project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required, per Section 15126.6.

As presented in Section 6.0 of this SEIR, the proposed PCL-1 Realignment proposed PCL-1 alignment is an environmentally superior alternative and the need to conduct an Alternative analysis would be pointless and therefore not necessary. For these reasons, the Alternatives considered in Section 6.0 of this SEIR focuses on Alternatives to the proposed Modified Project as follows:

- **Alternative 1: No Project/No Build Alternative**: Under this Alternative, the undeveloped site would remain vacant and unoccupied. No further modification of topography or disturbance of existing biological, cultural, paleontological, or visual resources would be required. This Alternative would dramatically reduce the number of daily vehicle trips in the vicinity of the Project site, resulting in a corresponding reduction in construction and operational emissions, and noise. This Alternative would neither alter existing geologic and hydrologic conditions nor require the implementation of mitigation to reduce potential impacts associated with these issues. The No Project/No Build Alternative by definition would not meet the objectives of the Modified Project that were discussed earlier in this chapter. Therefore, this Alternative is rejected.

- **Alternative 2: Mixed Use Alternative**: Under this Alternative, PA 1 through 5 and PA 7 would be developed for mixed (commercial and industrial) use purposes only per the existing GRRSP design guidelines. This Alternative would require a specific plan amendment. Under the Mixed Use Alternative, the Project site would be developed with less intensity of commercial and industrial uses in PAs 1, 2, 3, 4, 5, and 7 while

PA 6 would remain undeveloped for residential uses. This Alternative would achieve the stated objectives of the existing GRRSP, however it would not meet all the basic goals of the proposed GRRSP (i.e., Modified Project).

- **Alternative 3: Residential Alternative**: Under this Alternative, development of the Project site would be residential uses only per the existing GRRSP. PA 6 would be developed as stated in the Specific Plan with 32 single-family residential units on lots minimally sized at 3.0 acres each. The northern portion of the Project site would be developed with single-family residential units at a density of 2 dwelling units per acre, resulting in 139 dwellings. Thus, implementation of this Alternative would result in the development of 171 single-family dwelling units on the Project site. Under this Alternative, the Project site would be developed with single-family dwelling units and designated open space. This Alternative would not achieve the basic stated objectives of the Green River Ranch Specific Plan and is, therefore, rejected.

1.9 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1-1, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the impact analysis related to the proposed Modified Project. The table identifies a summary of the significant environmental impacts resulting from the Modified Project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see each subsection in Section 4.0 of this document. Table 1-1 also lists the applicable mitigation measures related to identified significant impacts and the level of significance after mitigation is identified. Also, the significance of impacts of the Modified Project compared to the approved Project is provided.

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Table 1-1 - Summary of Impacts, Mitigation Measures, and Level of Significance after Mitigation

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Aesthetics				
Threshold AES-1: Scenic Vistas	Less than Significant	N/A	N/A	Equal
Threshold AES-2: Scenic Highways	Less than Significant	N/A	N/A	Equal
Threshold AES-3: Visual Character	Less than Significant	N/A	N/A	Equal
Threshold AES-4: Light and Glare	Potentially Significant	4.6.1M: Sources of lighting within the Specific Plan area should be limited to the minimum standard to ensure safe circulation and visibility. 4.6.1N: Street lighting should be limited to intersections and other locations needed to maintain safe access (e.g., sharp curves). 4.6.1O: Exterior lighting for buildings should be of a low profile and intensity.	Less than Significant	Equal
Cumulative	Significant	Implement MMs 4.6.1M through 4.6.1O		Similar
Agricultural and Forestry Resources				
Threshold AGF-1: Convert Prime Farmland to Non-Ag Use	Less than Significant	N/A	N/A	Equal
Threshold AGF-2: Conflict with Ag Zoning or Williamson Act Contract	Less than Significant	N/A	N/A	Equal
Threshold AGF-3: Conflict with Forestry Zoning	Less than Significant	N/A	N/A	Equal
Threshold AGF-4: Loss of Forestry Land	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Threshold AGF-5: Other Changes Resulting in Loss of Farmland or Forestry Land	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Air Quality				
Threshold AQ-1: Conflict with or Obstruct an Air Quality Plan P	Potentially Significant	AQ-1: During grading of Planning Areas 1, 2, and 3, all Construction Contractors shall ensure that offroad diesel construction equipment complies with Environmental Protection Agency (EPA)/CARB Tier 4 Interim emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. AQ-2: Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of a certificate of occupancy, the Lead Agency (City of Corona) shall conduct a site inspection to ensure that the signs are in place. AQ-3: Prior to tenant occupancy for Planning Areas 1, 2 and 3, the Project Applicants or successors in interest shall provide documentation to the Lead Agency (City of Corona) demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.	Significant and Unavoidable	Increased

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		AQ-4: The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations (CCR) Title 24 shall be provided. Final designs of Project buildings shall include electrical infrastructure sufficiently sized to accommodate the potential installation of additional auto and truck EV charging stations.		
Threshold AQ-2: Result in Cumulatively Considerable Net Increase in any Criteria Pollutant	Potentially Significant	Implement MM AQ-1 through AQ-4	Significant and Unavoidable	Equal
Threshold AQ-3: Expose sensitive receptors to pollution	Less than Significant	Implement MM AQ-1	N/A	Equal
Threshold AQ-4: Other Emissions Affecting People	Less than Significant	N/A	N/A	Equal
Cumulative	Significant	Implement MM AQ-1 through AQ-4	Significant and Unavoidable	Equal
Biological Resources				
Threshold BIO-1: Candidate, Non-listed Sensitive, or Special-Status Species	Potentially Significant	4.7.1A: Mitigation for impacts to the California gnatcatcher shall consist of acquiring and preserving California gnatcatcher habitat of equal or greater quality at a minimum replacement ratio of 1:1 (acquire at least 1 acre for each acre impacted). The Modified Project would impact 8 acres of habitat used by the California gnatcatcher; therefore, mitigation shall consist of the acquisition and preservation of at least 8 acres of occupied habitat. The acquired habitat shall be in a location that facilitates management for the species (i.e., currently supports the species and is contiguous with a larger area that will be managed for conservation of the species). Potential suitable locations include areas adjacent to existing reserves (such as Stephens' kangaroo rat reserves) or within established mitigation banks for the California gnatcatcher.	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		Project impacts to the California gnatcatcher and its designated critical habitat will require consultation or other permitting for compliance with the federal ESA that may result in requirements for additional mitigation measures beyond those described above.. 4.7.3A: Prior to the commencement of tree removal or grading on the proposed project site during the nesting season (March-July), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete. In addition, a biologist shall be present on site to monitor the tree removal and grading to ensure that any nests detected during the initial survey are not disturbed. . 4.7.3B: Alternative) Tree removal and grading shall be delayed until after the nesting season (March-July).. BIO-1: If the Crotch bumble bee is still a Candidate species or has been confirmed as a State listed species at the time of Modified Project site disturbance, then prior to the issuance of a grading permit that would remove Crotch bumble bee habitat the following measures shall be implemented: • The Project proponent shall have conveyed or have an agreement to convey approximately 50.96 acres of various scrub habitats and 26 acres of non-native grassland in the southern portion of the Project site to the RCA, which constitutes avoidance of suitable habitat. • If the land to be conserved in the southern portion of the Project site has not been conveyed to the RCA and no agreement is yet in place to convey the property, the Project proponent shall coordinate with CDFW to address the extent of impacts and determine whether an Incidental Take Permit (ITP) for Crotch bumble bee would be required. If an ITP were required, then mitigation may be required by		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		CDFW as part of the ITP process, and the conservation of the comparable open space habitat would be presented to support the ITP.		
Threshold BIO-2: Riparian Habitat or Other Sensitive Natural Communities	Potentially Significant	4.7.2A: All riparian habitat impacted (i.e., removed) by the proposed project shall be replaced through creation of new riparian habitat of equal or greater quality. Impacts to 3.66 acres of CDFW jurisdiction (including 2.10 acres of potential Corps/RWQCB jurisdiction) shall be mitigated at a 3:1 ratio (10.98 acres) through the combination of onsite restoration and preservation, and offsite mitigation (Riverpark Mitigation Bank). The onsite mitigation will consist of the restoration of 2.57 acres of riparian oak woodland and the preservation of 6.36 acres of oak woodlands and streams. The balance of mitigation would consist of 4.62 acres would be purchased at a Mitigation bank. It is anticipated that project construction will require permits or approvals from the CDFW (per Section 1601/1603 of the Fish and Game Code), RWQCB (per Section 401 of the federal Clean Water Act), and Corps (per Section 404 of the federal Clean Water Act).	Less than Significant	Equal
Threshold BIO-3: Jurisdictional Waters/ Wetlands	Potentially Significant	Implement MM 4.7.2A	Less than Significant	Equal
Threshold BIO-4: Wildlife Movement and Migratory Species	Potentially Significant	Implement MM 4.7.3A through MM 4.73B	Less than Significant	Equal
Threshold BIO-5: Adopted Policies and/or Ordinances	Potentially Significant	4.7.4A: Prior to issuance of grading permits for PA 1, 2, 3, and 5, and 6, the project shall comply with the City's Hillside Development Overlay Ordinance. This mitigation was previously introduced as mitigation measure 4.6-1. This Ordinance promotes the use of residential clustering techniques and their measures to minimize impacts on hillside sites, typically areas containing oak trees. Home sites shall be clustered into the fewest number of acres possible to minimize the spread of impacts over a	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		large portion of the property to reduce fragmentation of the remaining natural areas. 4.7.4B: Prior to issuance of grading permits for PAs 1, 2, 3, and 5, and 6, the applicant shall design an oak woodland management plan which includes the following: • Provisions for ongoing maintenance, management, and construction impact practices for all oaks on site. • Provisions for enhancing oak woodlands not within the development zone. • Provisions for limiting human and vehicular access to existing oak woodland areas in order to preserve habitat quality. • Limitations on the use of herbicides or pesticides within the oak woodland areas. 4.7.4C: Prior to grading within PAs 1, 2, 3, and 5, and 6, the applicant shall conduct a revised Tree Survey, based on the staking of the specific limits of grading, to assess opportunities for transplanting the oak trees. 4.7.4D: Prior to issuance of building permits within PAs 1, 2, 3, and 5, and 6, a qualified native plant horticulturist shall determine the sensibility and likelihood of survival of transplanting 10 percent of the oak trees. 4.7.4E: Prior to certification of occupancy, the applicant shall replant 15-gallon size oaks at a ratio of 10 to 1 for all oaks lost but not transplanted. The location and methods for these plantings would be specified by a qualified native plant biologist/horticulturist.MM 4.7.4E.		
Threshold BIO-6: Adopted habitat Conservation Plans	Potentially Significant	Implement MM 4.7.2A	Less than Significant	Equal
Cumulative	Potentially Significant	Implement MMs 4.7.1A, 4.7.2A, 4.7.3A, 4.7.3B, 4.7.4A, 4.7.4B, 4.7.4C, 4.7.4D, 4.7.4E, and MM BIO-1	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Cultural Resources				
Threshold CUL-1: Adverse change in the significance of a historical resource	Less than Significant	N/A	N/A	Equal
Threshold CUL-2: Adverse change in significance of an archaeological resource	Potentially Significant	CUL-1: Mitigation Monitoring and Reporting Program (MMRP) - As a condition of project approval, a MMRP is recommended to identify any cultural resources that may be uncovered during grading, and subsequently, to mitigate potential impacts to any discovered archaeological resources evaluated as significant. This program shall include, but not be limited to, the following actions: 1) Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program. 2) The project applicant shall provide Native American monitoring during grading when the archaeological monitor identifies undisturbed soil or Native American artifacts. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials when the potential exists to encounter prehistoric artifacts. 3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 4) During the cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.		

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		9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.		
Threshold CUL-3: Disturb human remains	Potentially Significant	CUL-2: Human Remains - If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). Subsequently, the NAHC shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Less than Significant	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Energy				
Threshold EN-1: Wasteful, inefficient, unnecessary consumption of energy	Less than Significant	N/A	N/A	Equal
Threshold EN-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Geology / Soils				

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Threshold GEO-1: Fault Rupture	Less than Significant	N/A	N/A	Equal
GEO-2: Strong seismic ground shaking	Less than Significant	N/A	N/A	Equal
Threshold GEO-3: Seismic-Related Ground Failure	Less than Significant	N/A	N/A	Equal
Threshold GEO-4: Landslides	Less than Significant	N/A	N/A	Equal
Threshold GEO-5: Soil Erosion or Loss of Topsoil	Less than Significant	N/A	N/A	Equal
Threshold GEO-6: Unstable Soils	Less than Significant	N/A	N/A	Equal
Threshold GEO-7: Expansive Soils	Less than Significant	N/A	N/A	Equal
Threshold GEO-8: Septic Tanks	Less than Significant	N/A	N/A	Equal
Threshold GEO-9: Destroy paleontological resource	Potentially Significant	PAL-1: 1) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Full time monitoring of grading or excavation activities should be performed starting from the surface in undisturbed areas of very old Quaternary (middle to early Pleistocene) alluvial fan deposits, and the Tertiary-aged Sespe, Vaqueros, Santiago, and Silverado formations within the project. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		by qualified paleontological personnel to have a low potential to contain or yield fossil resources. 2) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld Global Positioning System units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, Brian F. Smith and Associates, Inc. (BFSA) will send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help remove the jacket to a safe location before it is returned to the BFSA laboratory facility for preparation. 3) Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate		

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		facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). 4) Preparation of recovered specimens to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 5) Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. 6) Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to the appropriate lead agency (City of Corona), will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources. 7) Decisions regarding the intensity of the MMRP will be made by the project paleontologist based upon the significance of the potential paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a project proponent to fund the MMRP.		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Cumulative	Potentially Significant	Implement MM PAL-1	Less than Significant	Equal
Greenhouse Gas Emissions				
Threshold GHG-1: Generate direct or indirect greenhouse gas emissions	Potentially Significant	GHG-1: Prior to issuance of a building permit for each increment of development in the GRRSP, the Project applicant shall provide documentation to the City of Corona Building Division demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the CAP GHG Emissions Screening Tables (Appendix C to the CAP), as needed to achieve a minimum of 100 points for both the residential and non-residential portions of the Project. Alternatively, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to City of Corona Building Division review.	Less than Significant	Equal
Threshold GHG-2: Conflict with a plan, policy, or regulation adopted to reduce greenhouse gas emissions	Potentially Significant	Implement MM GHG-1	Less than Significant	Equal
Cumulative	Potentially Significant	Implement MM GHG-1	Less than Significant	Equal
Hazards & Hazardous Materials				
Threshold HAZ-1: Routine Transport, use, or Disposal of Hazardous Materials	Less than Significant	N/A	N/A	Equal
Threshold HAZ-2: Reasonably Foreseeable Upset and Accident Conditions	Less than Significant	N/A	N/A	Equal
Threshold HAZ-3: Emit Hazards Near Existing or Proposed School	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Threshold HAZ-4: Located on a Listed Hazardous Materials Site	Potentially Significant	HAZ-1: Prior to issuance of a demolition permit for each phase of development requiring demolition and removal of onsite structures, the Project applicant shall provide documentation to the City of Corona Building Division demonstrating that the improvements and/or buildings subject to a demolition permit application include survey testing for asbestos-containing materials (ACM) and lead-based paints (LBP) in accordance with existing federal and state regulations.	Less than Significant	Equal
Threshold HAZ-5: Within an Airport Land Use Plan or Within Two Miles of a Public Airport	Less than Significant	N/A	N/A	Equal
Threshold HAZ-6: Conflict with Emergency Response Plans	Less than Significant	N/A	N/A	Equal
Threshold HAZ-7: Wildland Fire Risks	See Wildfire	N/A	N/A	N/A
Cumulative	Potentially Significant	Implement MM HAZ-1	Less than Significant	Equal
Hydrology / Water Quality				
Threshold HYD-1: Violate any water quality standards or waste discharge requirements	Potentially Significant	4.11.1A: The project applicant shall obtain all required permits and clearances from the Corps, the RWQCB, and the CDFG prior to the disturbance of any existing drainage. 4.11.1.B: Drainage facilities within engineered slopes/fills shall be designed and installed in accordance with the City of Corona standards. 4.11.2.A: All proposed storm drain facilities and equipment shall be designed, installed and maintained in a manner to convey peak flows estimated for the project. Drainage plans shall be submitted to the City for review and approval prior to the issuance of grading permits.	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		4.11.2B: On-site detention basins shall be constructed to accommodate storm flows from the project site. Such facilities shall be designed, installed and maintained in a manner to reduce on-site runoff to a level that can be accommodated by the existing culverts beneath Green River Road. All required drainage structures shall be designed, installed, and maintained in accordance with applicable City of Corona standards. 4.11.3A: The construction and/or grading contractor shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan (WQMP) in accordance with NPDES permit issued by the Santa Ana RWQCB. 4.11.3.B: In accordance with issuance of a NPDES permit, the construction and/or grading contractor shall establish and implement specific Best Management Practices (BMP) at time of project implementation. Construction erosion and sediment control plans shall be submitted to the City for review and approval prior to the issuance of grading permits. BMPs to minimize erosion and/or sedimentation impacts shall include (but not be limited to) the following: Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainages. • Capture of runoff above steep slopes or poorly vegetated areas and convey-ance to nearby drainages. • Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses. • Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas. • Use of drought tolerant plants and irrigation systems which minimize runoff.		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		• Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels. • During the time that on-site soils are exposed, the soil surface shall be approximately 2 feet below the surrounding grade. Any storm water falling on exposed soils will infiltrate on site. • To the maximum extent possible, on-site vegetation shall be maintained. • Limit grading disturbance to essential project area. • Limit grading activities during the rainy season. • Balance and limit, to the extent possible, the amount of cut and fill. • Water entering and exiting the site shall be diverted through the placement of interceptor trenches or other erosion control devices. • Water shall be sprayed on disturbed areas to limit dust generation. • The construction entrance shall be stabilized to reduce tracking onto adjacent streets. • Dikes, drains, swales or other features shall be used to divert and/or redirect runoff. 4.11.3.D: Manufactured slopes shall be revegetated to help ensure stability. Revegetation plans shall be submitted to the City for review and approval prior to the issuance of grading permits. Plant selection shall comply with the Plant Palette contained in Section 4.3.6 of the Green River Ranch Specific Plan. 4.11.4A: Development within the Specific Plan area shall comply with applicable provisions of the NPDES permit and the applicable standards and regulations of responsible agencies.		
Threshold HYD-2: Substantially decrease groundwater supplies or	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
interfere substantially with groundwater recharge				
Threshold HYD-3: Substantially Alter Drainage Resulting in Erosion or Siltation Offsite	Less than Significant	4.11.3A: The construction and/or grading contractor shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan (WQMP) in accordance with NPDES permit issued by the Santa Ana RWQCB. HYD-1: Erosion of existing natural downstream canyons and hillsides will be mitigated by properly designed grading, detention basins, energy dissipators and erosion protection rip-rap pads at the outlet of storm drain system.	Less than Significant	Equal
Threshold HYD-4: Alter Drainage or Increase of Surface Runoff Resulting in Flooding On- or Off-site	Potentially Significant	Implement MM 4.11.2A.	Less than Significant	Equal
Threshold HYD-5: Runoff Exceeding Capacity of Existing or Planned Facilities	Less than Significant	N/A	N/A	Equal
Threshold HYD-6: Impede or Redirect Flood Flows	Potentially Significant	Implement MM 4.11.2A.	Less than Significant	Equal
Threshold HYD-7: Inundation by Seiche, Tsunami, or Mudflow	Less than Significant	N/A	N/A	Equal
Threshold HYD-8: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	Less than Significant	N/A	N/A	Equal
Cumulative	Potentially Significant	Implement MMs 4.11.1A, 4.11.1.B, 4.11.2.A, 4.11.2B, 4.11.3A, 4.11.3.B, 4.11.3.C, 4.11.3.D, 4.11.4A, 4.11.4B, and HYD-1.	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Land Use and Planning				
Threshold LU-1: Physically divide an established community	Less than Significant	N/A	N/A	Equal
Threshold LU-2: Conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Minerals				
Threshold MIN-1: Loss of regionally important minerals resources	Less than Significant	N/A	N/A	Equal
Threshold MIN-2: Loss of locally important minerals resources	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Noise				
Threshold N-1: Temporary or permanent ambient noise in excess of established standards	Less than Significant	N/A	N/A	Equal
Threshold N-2: Excessive groundborne vibration or groundborne noise levels	Less than Significant	N/A	N/A	Equal
Threshold N-3: Exposure to Excessive Noise from Public or Private Airport	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Cumulative	Less than Significant	N/A	N/A	Equal
Population and Housing				
Threshold POP-1: Induce Substantial Unplanned Population Growth	Less than Significant	N/A	N/A	Equal
Threshold POP-2: Displace Substantial Numbers of existing People or Housing	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Public Services				
Threshold PUB-1: Impacts from Construction of New or Renovated Fire Protection Facilities	Less than Significant	N/A	N/A	Equal
Threshold PUB-2: Impacts from Construction of New or Renovated Police Protection Facilities	Less than Significant	N/A	N/A	Equal
Threshold PUB-3: Impacts from Construction of New or Renovated School Facilities	Less than Significant	N/A	N/A	Equal
Threshold PUB-4: Impacts from Construction of New or Renovated Park Facilities	Less than Significant	N/A	N/A	Equal
Threshold PUB-5: Impacts from Construction of New or Renovated Other Public Facilities	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Cumulative	Less than Significant	N/A	N/A	Equal
Recreation				
Threshold REC-1: Existing Recreational and Park Facilities	Less than Significant	N/A	N/A	Equal
Threshold REC-2: New or Physically Altered Recreation and Park Facilities	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Transportation				
Threshold TRA-1: Conflict with applicable circulation system program, plan, ordinance, or policy.	Less than Significant	N/A	N/A	Equal
Threshold TRA-2: Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	Potentially Significant	4.17.1: Prior to the issuance of building permits for the BPI Development in PA 1, 2 and 3 and the Estate Residential uses in PA 5, separate Transportation Demand Management (TDM) Plans shall be prepared to reduce project VMT. Applicable trip reduction strategies may include but are not limited to the following: • Implement voluntary local hiring programs. • Mark preferred parking spaces for vanpools and carpools. • Provide on-site secured bike parking facilities. • Provide information on carpooling and vanpooling opportunities to employees. • Provide an on-site message board in each building or other comparable system to encourage and provide information about public transit, carpooling, and vanpooling, and carpool and vanpool ride-matching services.	Significant and Unavoidable	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		The TDM Plan shall include an estimate of the vehicle trip reduction anticipated for each strategy proposed based on published research such as California Air Pollution Control Officers Association (CAPCOA), Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) (CAPCOA Handbook).		
Threshold TRA-3: Hazards Due to Design Features or Incompatible Uses	Less than Significant	N/A	N/A	Equal
Threshold TRA-4: Inadequate Emergency Access	Less than Significant	N/A	N/A	Equal
Cumulative	Potentially Significant	Implement MM 4.17.1	Significant and Unavoidable	Equal
Tribal Cultural Resources				
Threshold TCR-1: Impacts to Listed or Eligible Tribal Cultural Resources	Potentially Significant	Implement MM CUL-1 TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations(i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.	Less than Significant	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes. TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects. A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. MM TCR-3: Procedures for Burials and Funerary Remains. A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted		

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
		to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.		
Threshold TCR-2: Impacts to Lead Agency Defined Tribal Cultural Resources	Potentially Significant	Implement MMs CUL-1, TCR-1, TCR-2, and TCR-3	Less than Significant	Equal
Cumulative	Potentially Significant	Implement MMs CUL-1, TCR-1, TCR-2, and TCR-3	Less than Significant	Equal
Utilities / Service Systems				
Threshold UTL-1: Impacts from Relocation or New/Expanded Utilities?	Less than Significant	N/A	N/A	Equal
Threshold UTL-2: Sufficient Water Supplies	Less than Significant	N/A	N/A	Equal
Threshold UTL-3: Wastewater Treatment Capacity	Less than Significant	N/A	N/A	Equal
Threshold UTL-4: Exceed Solid Waste Capacities or Impair Solid Waste Reduction Goals	Less than Significant	N/A	N/A	Equal
Threshold UTL-5: Solid Waste Regulations	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal
Wildfire				
Threshold FIRE-1: Impair Emergency Response or Evacuation plan	Less than Significant	N/A	N/A	Equal

Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation	Significance Compared to Approved Project
Threshold FIRE-2: Expose Project Occupants to Wildfire Pollution or Uncontrolled Wildfire Spread	Less than Significant	N/A	N/A	Equal
Threshold FIRE-3: Install or Maintain Infrastructure that would Exacerbate Fire Risk or Result in Impacts to the Environment	Less than Significant	N/A	N/A	Equal
Threshold FIRE-4: Expose People or Structures to Flooding or Landslide Risks from Runoff, Post-Fire Slope Instability, or Drainage Changes	Less than Significant	N/A	N/A	Equal
Cumulative	Less than Significant	N/A	N/A	Equal

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2.0 INTRODUCTION

2.1 PURPOSE OF THIS SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

The objective of a Subsequent Environmental Impact Report (SEIR) is to supplement a previously approved Environmental Impact Report (EIR) with additional analysis necessary to address a project in its modified form. To accomplish this objective, an SEIR assesses the changes in the environmental significance conclusions originally reached in a previous EIR attributable to either: 1) changes in a project; 2) changes in the circumstance under which a project is undertaken; or 3) introduction of new information of substantial importance that was not known at the time the previous EIR was certified. The reason for preparation of this SEIR relates to the first and second conditions. The project definition contained in the proposed Green River Ranch Specific Plan (GRRSP) Amendment and Business Park Industrial development proposal differs from the Project approved as part of the previous EIR certified in 2001 for the 165±-acre GRRSP. In addition, development of the GRRSP is affected by the biological resource conservation goals and associated development constraints pursuant to the Western Riverside County Multiple Species Conservation Plan (WR-MSHCP) approved in 2004 after approval of the original Project.

The Project Applicant proposes to Amend the GRRSP to modify land uses and rearrange Planning Areas. The proposed GRRSP Amendment (GRRSPA) would create Business Park Industrial (BPI) Planning Areas that are proposed for development. The combined affect of the GRRSPA and BPI development proposal is defined as the Modified Project in this SEIR.

The GRRSP Planning Area is bisected by the existing alignment of Proposed Constrained Linkage 1 (PCL-1) defined in the WR-MSHCP. The Regional Conservation Agency (RCA) recently purchased approximately 670 acres of land adjacent to and west of the GRRSP Planning Area known as the B Canyon property. This property has long been considered a superior location for a wildlife linkage because it removes or reduces the physical barriers at Green River Road, the railroad tracks, and SR-91 associated with the existing alignment of PCL-1. The RCA requested that the City apply for a WR-MSHCP Criteria Area Refinement to relocate PCL-1 from its current alignment to the B Canyon property. Consequently, the City has agreed to address the proposed Relocation of PCL-1 in this SEIR as a separate but related project.

For this reason, this SEIR analyzes each of the two projects. The proposed Modified Project consisting of the GRRSPA and BPI Development proposal is addressed in Section 4. The Proposed Relocation of PCL-1 is addressed in Section 5.

Section 2.2 contains a brief summary of the proposed Modified Project. Section 2.3 contains a brief summary of the proposed of the proposed Relocation of PCL-1 Project. The process

undertaken and the determinations reached by the City governing why this SEIR is being prepared are detailed in Section 2.4.

2.2 PROPOSED MODIFIED PROJECT

The Project Applicant, PSIP WR Green River, LLC, seeks approval of Amendment No. 1 to the GRRSP to rearrange and change the previously approved land uses, slightly expand the Specific Plan boundary, and designate a large portion of the site as open space for permanent preservation to compliance with the WR-MSHCP. Concurrent with the proposed GRRSPA, the Project Applicant requests entitlements for development of the BPI Planning Areas located in revised Planning Areas 1, 2 and 3. A detailed description of the proposed Modified Project is provided in Section 3.2.

To implement the GRRSPA and BPI development, the project Applicant proposes a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Tentative Tract Map (TTM), and Precise Plan (PP). These discretionary approvals represent the proposed Project, proposed Modified Project, or Modified Project analyzed in this SEIR. These actions are summarized as follows:

- GPA 2020-0002
- SPA 2020-0006
- TTM 37963
- PP 2020-0004

2.3 PROPOSED RELOCATION OF PCL-1

The WR-MSHCP was approved in 2004 after City approval of the GRRSP in 2001. The WR-MSHCP identifies areas of habitat within Western Riverside County that shall be conserved to ensure the long-term survivability of the covered species contained in the plan. The habitat areas located on private property are identified by criteria cells, core areas consisting of groups of criteria cells, and wildlife corridors linking core areas. Some of the wildlife corridors are constrained by existing development and are defined as a Proposed Constrained Linkage (PCL). Through conservation of the areas identified for each criteria cell, core area, and wildlife corridor in combination with public open space in government control, the long-term survival of covered species would be obtained.

The GRRSP Planning Area contains four Criteria Cells (1702, 1704, 1811, and 1812) and PCL-1. The Criteria Cells support PCL-1 that connects Core Area A to the north (Prado Basin/Santa Ana River) with Core Area B to the south (Cleveland National Forest). Proposed Constrained Linkage 2 (PCL-2) is located further to the east, and both PCL-1 and PCL-2 are intended to connect Core Areas A and B.

Since approval of the WR-MCHCP, discussions regarding the planned location of PCL-1 have occurred because of several known constraints associated with the planned alignment. Most recently in 2016, a Criteria Refinement analysis for the relocation of PCL-1 was submitted to

the RCA but not approved. The City, RCA, and the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife generally agree relocation of PCL-1 to a superior alignment would better meet the conservation goals of the WR-MSCHP. To this end, RCA recently purchased the property known as B Canyon for the purposes of relocating PCL-1. At the request of RCA, the City proposes to relocate PCL-1 to this alternate location known as the B Canyon property. The property is located west of its current alignment and west of and adjacent to the GRRSP Planning Area. All other interested parties agree it would better serve the objectives of the MSHCP in the proposed relocated alignment. The Project Applicant who has proposed the GRRSPA and BPI Development has agreed to include environmental analysis of the proposed PCL-1 relocation in this SEIR as a separate but related project because it would remove any impediments to development otherwise created by the existing alignment of PCL-1 through the GRRSP Planning Area. For this reason, the SEIR analyzes the Modified Project (GRRSPA and BPI Development Project) first followed by analysis of the proposed Relocation of PCL-1. A detailed description of these proposed Relocation of PCL-1 Project is provided in Section 3.3.

2.4 BASIS FOR AND INTENDED USE OF THIS SUBSEQUENT EIR

Basis for this Subsequent EIR

To determine whether the Modified Project is eligible for the preparation of an SEIR, the criteria in Section 15162 governing preparation of Subsequent CEQA documents must be met. This section states no SEIR shall be prepared unless one or more of the following conditions is present:

- Substantial changes are proposed in the Modified Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the Modified Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    - The Modified Project will have one or more significant effects not discussed in the previous EIR;

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

The City has determined that a SEIR is the appropriate environmental document for the Modified Project because all of the conditions in Section 15162 regarding preparation of a SEIR can be met. An SEIR may be circulated in accordance with CEQA Section 15087 by itself without recirculating the previous EIR. When the Lead Agency decides whether to approve the Modified Project, the decision-making body shall consider the previous EIR as revised by the SEIR. A finding under Section 15091 must be made for each significant effect shown in the previous EIR as revised in the SEIR.

Because this SEIR addresses two (2) separate but related projects, when referenced together they are referred to as either: 1) proposed Projects, or 2) proposed Modified Project and proposed Relocation of PCL-1 Project.

Intended Use of this Subsequent EIR

CEQA and the CEQA Guidelines establish the City as the Lead Agency, which is defined in CEQA Guidelines Section 15367 as "the public agency which has the principal responsibility for carrying out or approving a project." The City has determined that the proposed Project meets the CEQA definition of a project. The City has determined that the proposed Project is not exempt from CEQA, approval of a Negative Declaration (ND) or Mitigated Negative Declaration (MND) is not appropriate, and preparation of an EIR as supplemented by this SEIR is the appropriate environmental document.

This SEIR has been prepared by the City in accordance with CEQA and the CEQA Guidelines. The SEIR will be used by the City, responsible agencies, and the public for the purpose of evaluating the environmental effects associated with the proposed GPA, GRRSPA No. 1, TTM, and PP. The SEIR will also be used by the City, responsible agencies, and the public for the purpose of evaluating the environmental effects associated with the Relocation of PCL-1.

2.5 CONTENT AND ORGANIZATION OF THIS SUBSEQUENT EIR

Technical Studies and Reference Documents

This SEIR incorporates by reference several citywide reports and analyses. In addition, technical studies and reports addressing the Modified Project and Relocation of PCL-1 have been used to prepare the applicable analytical sections of the SEIR. These documents are included in SEIR Appendices B through T and include:

- Green River Ranch Visual Impact Analysis, January 8, 2024, T&B Planning (Appendix C)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Air Quality Impact Analysis, June 12, 2024, Urban Crossroads (Appendix D-1)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Health Risk Assessment, June 12, 2024, Urban Crossroads (Appendix D-2)
- Biological Technical Report for the Green River Ranch Specific Plan, Revised April 2, 2024, Glenn Lukos Associates, Inc. (Appendix E-1)
- Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to MSHCP Riparian/Riverine Areas Green River Ranch Industrial Project, Revised August 29, 2024, Glenn Lukos Associates, Inc. (Appendix E-2)
- Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Green River Ranch Industrial Project, Revised August 29, 2024, Glenn Lukos Associates, Inc. (Appendix E-3)
- A Phase I Cultural Resources Assessment for the Green River Ranch III Project, Revised January 10, 2024, Brian F. Smith and Associates (Appendix F)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Energy Analysis, June 12, 2024, Urban Crossroads (Appendix G)
- EIR-Level Geotechnical Study Proposed Green River Ranch Business Park Development Southwest of Green River And Dominguez Roads City Of Corona, Riverside County, California, August 12, 2020, Petra Geosciences, Inc. (Appendix H-1)
- Update of EIR-Level Geotechnical Study Proposed Green River Ranch Business Park Development Southwest of Green River And Dominguez Roads City Of Corona, Riverside County, California, January 31, 2024, Petra Geosciences, Inc. (Appendix H-2)
- Paleontological Resource Record Search Update for the Green River Ranch III Project, Revised January 10, 2024, Brian F. Smith and Associates (Appendix H-3)

- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Greenhouse Gas Analysis, June 12, 2024, Urban Crossroads (Appendix I)
- Phase I Environmental Site Assessment Update Assessor's Parcel Numbers (APNS) 101-180-014, -015, -037 And -038 Corona, Riverside County, California 2882, August 19, 2019, GeoTek, Inc. (Appendix J)
- Preliminary Drainage Report, December 2022, KWC Engineers (Appendix K-1)
- Project Specific Water Quality Management Plan, Revised December 16, 2022, KWC Engineers (Appendix K-2)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Noise and Vibration Analysis, June 4, 2024, Urban Crossroads (Appendix L)
- Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Traffic Analysis, June 10, 2024 Urban Crossroads (Appendix M-1)
- Green River Ranch Specific Plan Amendment Vehicle Miles Traveled (VMT) Analysis, June 24, 2024, Urban Crossroads (Appendix M-2)
- Sacred Lands File Search, July 9, 2020 (Appendix N)
- Preliminary Wastewater Report, April 2022, KWC Engineers (Appendix O-1)
- Preliminary Water Report, November 2021, KWC Engineers (Appendix O-2)
- Water Supply Assessment For The Green River Ranch Business Park, June 5, 2024, Michael Baker International (Appendix O-3)
- Fire Protection Plan, Green River Ranch Business Park, August 5, 2020 (Revised April 7, 2023), Herbert A. Spitzer (Appendix P)
- Criteria Refinement Analysis Relocation of Proposed Constrained Linkage 1, Revised December 12, 2023, Glenn Lukos Associates, Inc. (Appendix Q)

Organization of this Subsequent EIR

The SEIR is organized into the following chapters.

- **Chapter 1, Executive Summary,** presents an overview of the proposed Modified Project and Relocation of PCL-1; a summary of the alternatives considered as modified to reflect the Modified Project and alternatives to the Relocation of PCL-1; a discussion of known areas of controversy; and a listing of the impacts and mitigation measures in a tabular format, including the significance of impacts before and after proposed mitigation measures.

- **Chapter 2, Introduction,** explains the purpose of this SEIR; summarizes the proposed Project; discloses the basis for and the purpose of this SEIR; outlines the organization and scope of the document; lists the lead, responsible, and trustee agencies with discretionary authority over the proposed Project; and provides information on public participation.
- **Chapter 3, Project Description,** provides background on the Modified Project and Relocation of PCL-1; identifies the Modified Project and Relocation of PCL-1 objectives; lists the applicable regulatory requirements; and describes the proposed facilities and activities, affected areas, and operational characteristics of the Modified Project and Relocation of PCL-1.
- **Chapter 4, Modified Project Environmental Impact Analysis** contains analysis of the environmental impacts associated with the Modified Project and is divided into 20 sections. Section 4.0 introduces the chapter and explains the approach to the environmental analysis of the GRRSP Amendment and Business Park Industrial Development Project. Each of the remaining 20 sections is devoted to a particular topic area and describes the updated environmental setting (the baseline, or existing conditions) and regulatory setting. Following the setting information, each section presents a summary of impacts associated with the Project as originally approved and an analysis of impacts that would result from construction and operation of the proposed Modified Project. Each section identifies mitigation measures that would avoid or eliminate significant impacts or reduce them to less-than-significant and compares the significance of each impact to the significance as concluded in the prior EIR.
- **Chapter 5, Relocation of PCL-1 Project Environmental Impact Analysis** contains analysis of the Relocation of PCL-1.
- **Chapter 6, Alternatives Analysis,** contains a discussion of alternatives to development of the proposed Modified Project.
- **Chapter 7, Other CEQA-Required Analyses,** identifies the growth-inducing impacts, and significant and unavoidable impacts of implementing the proposed Modified Project.
- **Chapter 8, Updated Mitigation Monitoring and Reporting Program,** includes the updated Mitigation Monitoring and Reporting Program resulting from the analysis of impacts contained in this SEIR.
- **Chapter 9, References,** provides information about the published documents and other, unpublished information (personal communications) cited in this SEIR.

- **Chapter 10, List of Preparers,** includes a list of the key individuals who participated in preparing this SEIR.
- **Technical Appendices** present the background information that supports the SEIR.

2.6 LEAD AGENCY CONTACT INFORMATION

The Lead Agency for the proposed Projects is the City of Corona. The contact person for the Lead Agency is:

Sandra Vanian, Planning Manager
City of Corona
Planning and Development Department
400 S. Vicentia Avenue
Corona, California 92882

2.7 PUBLIC SCOPING MEETING

A public scoping meeting was held on September 22, 2022. The numerous comments received in relation to the public scoping meeting (including prior to, during, and after the meeting) are shown below in Table 2-1 as well as the location in the SEIR that addresses the issues raised. The comments received in relation to the public scoping meeting are included in Appendix A.

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
Resident Jeffrey Meissner Jeffrey.b.meissner@gmail.com	Jeffrey Meissner provided the following comments related to the Project: • Confirm Mixed Use Zoning includes Light Industrial. • The Project's BPI would introduce significant impacts related to Noise and Public Services (e.g. traffic and homeless related crime). • The Project's 750,000 SF BPI is inherently significant in size and operation.	Section 4.13 Noise Section 4.15 Public Services Section 4.17 Transportation Section 3.0 Project Description Section 4.11 Land Use and Planning

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
Resident Dwight Woodward Thewoodward5@ymail.com	Dwight Woodward provided the following comment related to the Project: • Would the Project provide an off-street bike trail along Green River?	Section 4.16 Recreation Section 4.17 Transportation
Resident Bruce Fields sesbfields@yahoo.com	Bruce Fields provided the following comments related to the Project: • The Project would increase traffic levels in an area where existing traffic related conditions at the Dominguez Ranch/Green River intersection are already significant. Does the City propose to improve existing roads by installing more signals? • The Project would increase the need for Public Safety due to wildfire and crime. • The Project would increase impacts in the residential area as it relates to Wildfire and Noise. • What is the City's response to the potential impacts to surrounding property values due to development of the industrial park? • What are the impacts related to biological resources when development occurs on vacant land. Where will the wildlife go?	Section 4.17 Transportation Section 4.20 Wildfire Section 4.9 Hazards and Hazardous Materials Section 4.15 Public Services Section 4.13 Noise Section 4.4 Biological Resources
Resident Angel Garcia Angelgarcia4968@gmail.com	Angel Garcia provided the following questions related to the Project: • I can see an industrial business going in, but not a hotel. • Could a conference/multi-purpose room for community gatherings be developed?	The City (Sandra Yang) provided the following direct response to Angel Garcia's email. • The current project does not include a hotel. The Project is amending the existing Green River Ranch Specific Plan to move the hotel use

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
		from the south side of Green River Road to the parcel that is located on the north side of Green River Road. Someone would have to submit an application to propose a hotel. Right now, the city does not have an application to develop the area north of Green River Road.
Resident Diana Reuss Robert Reuss rreuss@sbcglobal.net	Diana and Robert Reuss provided the following comments related to the Project: • The Project would increase traffic flow on Green River, 91 Freeway and surrounding areas. There are already considerable wait times contribute to that already overly congested situation. • Who is the proposed tenant for the Project? There are already numerous empty business facilities in the area similar to the businesses being proposed for this project. • The Project would increase impacts on available resources. • Development of the Project would negatively impact the quality of life in the Sierra del Oro area.	Section 3.0 Project Description Section 4.17 Transportation
Resident Jeanmarie Martinez Jeanmarie0307@gmail.com	Jeanmarie Martinez provided the following comments related to the Project: • The Project would increase traffic related impacts in area with existing significant related traffic delays. • The Project would increase crime and noise in the area.	Section 4.17 Transportation Section 4.15 Public Services Section 4.13 Noise

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
Resident Mike Serle Edsdad2@gmail.com	Mike Serle provided the following comments related to the Project: • The Project would severely affect traffic in the area, specifically the neighborhoods adjacent to Green River Road and Foothill Boulevard.	Section 4.17 Transportation
Resident Tom Pavelich tpavelich@gmail.com	Tom Pavelich provided the following comments related to the Project: • The Project Industrial uses for the site (with the potential for more than 746k square feet of industrial warehouses) will have significant negative impact on the Traffic in the area, specifically as it relates to the Green River on/off ramps to the 91 Freeway. • We ask that any traffic studies relied upon by the Developer be re-done, ensuring that traffic studies are conducted during times when schools are in session and not on a break (elementary, middle, high and University), would object to any traffic studies conducted since March 2020, since COVID-related traffic was reduced during those times. It is only until only recently that we have seen traffic in the area begin to return to its pre-COVID levels.	Section 4.17 Transportation
Resident Francesca Da Sacco fm@digitalchemist.com	Francesca Da Sacco provided the following comments related to the Project: • The Project would destroy the existing scenic landscape. • The Project would add to the existing traffic issues in the area and current infrastructure can't handle this development.	Section 4.1 Aesthetics Section 4.15 Public Services Section 4.13 Utilities and Service Systems

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	• The Project would create a lot of environmental impacts and create a major change to the area. • The City bought land near the Skyline Trail to protect the City's landscape, this Project would cause such an impact to the City's entrance. • Current infrastructure cannot support the Project.	
Resident Julie Ackman julie@julieackman.com	Julie Ackman provided the following comments related to the Project: • Development of the proposed industrial buildings might increase crime and safety concerns in the area. • The Project would increase traffic levels in an area where existing traffic congestion is already significant. Does the City propose to improve existing roads by installing more signals? • The Sierra Del Oro area has little to no services, it would be fantastic to have additional restaurant and shopping services. • We need to keep the integrity of the gorgeous land intact.	Section 3.0 Project Description Section 4.1 Aesthetics Section 4.11 Land Use and Planning Section 4.15 Public Services Section 4.17 Transportation
Resident Heather Upstone 1631 San Almada Road Corona, CA 92882 Cell: 714-469-8331	Heather Upstone provided the following comments related to the Project: • Expressed concern regarding rezoning of the area into an industrial busines park as it would highly and negatively impact the local community. • Stated the project would result in a drastic change from the original and agreed upon plan that was envisioned as a development	Section 3.0 Project Description Section 4.1 Biological Resources Section 4.11 Land Use and Planning Section 4.17 Transportation

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	project that would benefit the local community with sit down restaurants and a hotel. • The rezoning would create a nuisance to the locals including introduction of large big rig trucks, overcrowding an already congested commute • The project would affect more of our local wildlife. .	
Resident Bill Lemoine bill8155@hotmail.com	Heather Upstone provided the following comments related to the Project: • Stated that the state can't "keep the light" on and questions how will adding the proposed project help? • Stated there is already a water shortage and this project will only make things worse. • States we are tired of current traffic which only got worse once Foothill was finished. Cars and trucks speed on Green River Road and we never see police presence. How is adding more trucks and cars going to improve things? • Pollution from the big rigs a huge concern and will the park be open 24-7? • Stated nothing should start until road improvements are done, not after the project is completed. • Stated: instead of 80 acres they should set aside at least 150 acres so nothing can be accessed behind / adjacent to this property for future development. • Will the project build roads in areas no located outside of the Cleveland National Forest but further south of the proposed	S Section 3.0 Project Description Section 4.4 Biological Resources Section 4.11 Land Use and Planning Section 4.17 Transportation

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	buildings.) • Stated a preference for a nice hotel with fine dining restaurants.	
Resident Craig Reiter reiteronline@me.com	Craig Reiter provided the following comments related to the Project: • Development of the Project site would impact the entrance to Corona. It is the first exit from the Orange Curtain and our "Welcome to Corona" and we are putting an Industrial Park. • The Project area is deprived of safe family entertainment such as a theater, grocery store and other services that are convenient for a community of this size. • The Project area does not have adequate Public Services as the area is deprived of safe parks and community areas where people can get outside and exercise. In addition, there is not a park in our community. • We propose a mixed-use development with some commercial, industrial and residential condos in an outdoor walking mall environment with a big "Welcome to Corona" sign to shows what we are about as a City. • The City should require the developer to put in a park and lots of tree canopies to reduce visual impacts from development of the industrial park.	Section 4.1 Aesthetics Section 3.0 Project Description Section 4.16 Recreation Section 4.13 Noise Section 4.11 Land Use and Planning

Table 2-1: Summary of Comments Received in Response to the Public Scoping Meeting

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
Resident Cassandra Stone cassandralstone@yahoo.com	Cassandra Stone provided the following comments related to the Project: • Will the Project information from this be publicly posted online? • The Project would create visual impacts to the area and entry into the City due to the Project's development of the industrial buildings.	Section 4.1 Aesthetics

2.8 NOP PUBLIC REVIEW PERIOD

A notice of preparation (NOP) was distributed to members of the public and public agencies for a 30-day review period starting August 29, 2022. The NOP requested input from recipients regarding the scope and content of the environmental information to be included in the SEIR. At the conclusion of the review period, four (4) agencies and numerous individual members of the public provided comments on the NOP. A summary of the agency and individual comment letters is shown in Table 2-2 as well as the location in the SEIR that addresses the issues raised. The NOP and the NOP response letters are included in Appendix A.

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
South Coast Air Quality Management District Sam Wang swang1@aqmd.gov (09/28/22)	SCAQMD has provided the following comments/recommendations: • Requested a copy of the SEIR and technical appendices be sent directly to SCAQMD. • The analysis in the SEIR should use the CEQA Air Quality Handbook for guidance and rely on the	Potential air quality impacts are analyzed in Section 4.4. The analysis is based on an Air Quality Analysis (AQ Analysis) included in

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	CalEEMod land use emissions software. • Quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds. • Calculate localized air quality impacts and compare results to localized significance thresholds (LSTs). • Analyze potential adverse air quality impacts from all phases of the project, including construction and operations. • If the project generates substantial heavy-duty diesel vehicle trips, conduct a mobile source health risk assessment. If the project generates significant adverse air quality impacts, alternatives capable of lessening or avoiding the impacts should be considered.	Appendix C. The AQ Analysis includes analysis using CalEEMod and incorporates an LST analysis.
Southern California Association of Governments Frank Wen igr@scag.ca.gov (09/28/22)	The Southern California Association of Governments (SCAG) recommends the SEIR compare the Modified Project's consistency with the goals and strategies contained in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies (2020-2045 RTP/SCS). In addition, SCAG offers assistance regarding where to find applicable demographic and growth forecast data and suggestions regarding mitigation measures.	Consistency with the 2020-2045 RTP/SCS is discussed in Section 4.11. Because the Modified Project is part of a larger

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
		planning effort (i.e., the AHSP) and the proposed industrial and commercial uses will bring such uses and services into an area that is lacking, the Modified Project is consistent with the 2020-2045 RTP/SCS goals and policies regarding location of land uses to reduce vehicle miles traveled, reducing traffic congestion and associated noise and air quality impact.
California Department of Fish and Wildlife Katrina Rehrer katrina.rehrer@wildlife.ca.gov (09/21/22)	CDFW recommends the following information be provided/assessed within the SEIR: • An assessment of the various habitat types located within the project footprint and a	Potential impacts to biological resources, including the topics raised

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	map that identifies the location of each habitat type. • A general biological inventory of the fish, amphibian, reptile, bird, and mammal species present or have the potential to be present on the project site. • A recent inventory of rare, threatened, endangered, or other sensitive species located within the project footprint and within offsite areas with the potential to be affected. • A recent floristic-based assessment of special status plants and natural communities. • Information regarding the regional setting that is critical to the assessment of environmental impacts. • A full accounting of all mitigation/conservation lands within and adjacent to the project site. • A discussion of potential impacts from lighting, noise, human	by CDFW, are discussed in Section 4.4. The analysis in this Section based on a Biological Technical Report included in Appendix H. The Biological Technical Report also includes a MSHCP Consistency analysis (Appendix J), as suggested by CDFW. It is important to note the comment incorrectly describes the project site within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) boundary. The project site is located west of I-15 and

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	activity, defensible space, and wildlife-human interactions, including changes to drainage patterns and water quality. • A discussion of potential indirect impacts on biological resources within and adjacent to the project footprint. • An evaluation of impacts to adjacent open space lands from both construction and long-term operational and maintenance. • A cumulative effects analysis as described under CEQA Guidelines Section 15130. • An analysis of a range of reasonable project alternatives. • CDFW provided sample mitigation measures to consider. • The project is located within the boundaries of the MSHCP and must be evaluated for consistency. • The project is located within the Stephen's Kangaroo Rat Habitat Conservation Plan	not within the SKR HCP fee are boundary. Mitigation Measures from the Prior EIR remain applicable, with modifications, to the Modified Project.

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	(SKR HCP) fee are boundary. • The project may be subject to the Lake and Streambed Alteration Program under Section 1602 of the Fish and Game Code.	
Resident Adam Ruiz adamruiz@scannmore.com (09/23/22)	Adam Ruiz has Provided the following comments: • The Project would increase traffic in areas with preexisting traffic issues from its freeways (CA 91, CA241, CA71) connecting Los Angeles county, Orange County, and Riverside county's traffic in the first exit going eastbound to green river. • The Project would increase residential risks of preexisting wildfire impacts resulting in mudslides and evacuation impacts. • The Project would increase the preexisting issue with crime, specifically the homeless in the area causing fires. • The Project would eliminate the underdeveloped Project area which allows for first responders and forestry fire to use at their disposal as a resource for helping our community.	Section 4.17 Transportation Section 4.20 Wildfire Section 4.15 Public Services Section 4.20 Wildfire
California Allied for a Responsible Economy (CARE CA) Jeff Modrzejewski	CARE CA provided the following comments and recommendations for the Project: • The Project objectives should reflect the fundamental purpose of the Project and not be crafted in a manner that limits the range of alternatives considered. • The Project is a 'speculative' building. Although tenant(s) or planned operations are usually unknown at this stage of development, the DSEIR should reflect a good faith effort at full disclosure by including as much information on the nature of operations as can be reasonably obtained. This is important because different types of high cube warehouses have different levels of environmental impacts. To ensure a conservative analysis, the DSEIR should	Section 3.0 Project Description Section 4.3 Air Quality Section 4.8 Greenhouse Gas Emissions

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	study a reasonable worst-case scenario (i.e., most impactful), which includes assumptions about the types of uses so that a broad and diverse range of environmental impacts are included. Therefore, the DSEIR should study a combination of the five primary logistics-type uses at the site,1 including providing justification and square footage assumed for each use analyzed to ensure that the unique impacts of each use (i.e., both truck and vehicular trips, air quality, GHG emissions, public health risk and other environmental effects) are comprehensively evaluated. • The Project will have high daily volumes of heavy-duty diesel truck traffic and on-site equipment that pollute the air with toxic diesel emissions and expose nearby communities to air pollution. The City must make all efforts to minimize air quality effects to the greatest extent possible. A mobile source Health Risk Assessment (including other emission sources such as backup generators and on-site diesel-powered equipment) must be prepared and include both construction and operational diesel PM emissions and cancer risk assessment. • For the Project to mitigate negative public health effects of industrial operations, the DSEIR should analyze the impacts of creating a buffer zone between PA1/ PA3 Business Park Industrial and PA 5 residential zones. • Project mitigation measures must be effective and enforceable. Every effort must be made to incorporate modern technology in the mitigation measures and MMRP. For example, a requirement that all off-road equipment and trucks using the site during construction and operations be zero emission, near-zero emissions or alternative-fueled vehicle would both reduce and/or eliminate air pollution impacts and CO2 emissions. Mitigation measures can also include requirements to	

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	install cool roofs to reduce operational energy demand and solar canopies on the parking lot to generate energy, electrification of 3 loading docks and provision of EV charging infrastructure, and measures to reduce urban heat island effect impacts.	
Resident Robert Schnabel schnabels@sbcglobal.net	Robert Schnabel provided the following comments: • The Project SEIR will need to supply detailed information regarding traffic and circulation. Specifically impacts to Green River Rd. and Dominguez Ranch Rd. • The Approved Project EIR admitted that the peak-hour traffic at the SR 91/ Green River Rd. intersection exceeded the acceptable level of service. There were references to budgeted improvements by Cal Trans and the City of Corona and concluded that because of these future improvements, the level of service at the SR 91/ Green River intersection would be improved even with the additional traffic generated by the proposed development. • What is the current level of service of peak-hour traffic at the SR 91/ Green River interchange? Traffic still routinely backs up beyond Dominguez Ranch Rd beyond acceptable levels even without any development in place on the subject site. • Does the Project call for other signal lights between the ones currently at Dominguez Ranch Rd. and the SR 91/ Green River Rd. interchange and what effect will they have on traffic and circulation? • At peak-hour traffic times, what will be the effect of the fully completed proposed development on Dominguez Ranch Rd. and Green River Rd.?	Section 4.17 Transportation
Resident Don Osborne Osbod007@hotmail.com	Don Osborne provided the following comments and questions related to the Project: • Zoning should never allow for an Industrial Park (or...think airport) to be placed in close proximity to an existing residential. • The proposed 49.52 acre BPI is much larger than the approved Project Promenade business area. The BPI	Section 3.0 Project Description Section 4.13 Noise Section 4.17 Transportatio

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	Precise Plan shows the intent of the developer by skirting any inclusion of PA4 or PA5. The Precise Business Plan addresses only the 49.52 acres by showing the 5 concrete Tilt-Up Business Park Industrial Buildings. Nothing else. • The applicant states the "Specific Plan already allows the following uses, which are being carried over to the BPI zone. Manufacturing, assembly and fabrication of goods. Warehouse and distribution.". What are the approved uses for the area specifically light Commercial and not Business Industrial? • What are Project's impacts related to noise from the BPI as relates to the proximity to residential receivers? The businesses that generate substantial exterior noise are numerous and once this zoning is approved (forever) then the local residents are stuck with their new neighbors forever without recourse. If this amended GGRSP is approved as it is proposed I can see an injunction and pending lawsuit against the city being filed on behalf of the local residents. • Are there adequate electrical services within the grid to support the needs of the Project? • Are there adequate water services to support the Project as incoming water pressure drops 8 psi from 10pm to 10am? • Would the Project result in fire hazard impacts as a result of the portion of the land between Fresno Rd and PA1 to be designated Open Space General? • Would the Project have adequate access into the complex from Green River Rd for trucks • What is the solution to maximize the RED light time and minimize the GREEN light time for departing Dominguez Ranch onto Green River Rd during peak am/pm hours?	n Section 4.15 Public Services Section 4.20 Wildfire

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
Resident Klaus Kraemer Safari5763@hotmail.com	Klaus Kraemer provided the following comment related to the Project: • The Project would further increase problematic traffic related impacts in the area.	Section 4.17 Transportation
Riverside County Transportation Commission (RCTC) Tricia Cambell tcambell@rctc.org	RCTC provided the following comment and request for MSHCP compliance: The Project has not completed its MSHCP compliance. The Joint Progress Review (JPR) Application will be placed on hold for comments to be addressed as seen below in the "Comments Tracking Table" to support Project consistency with the MSHCP. • PD-1: Include a discussion regarding whether maintenance activities associated with the project will be needed for the 2.77-acre wildlife movement path. Activities including, but are not limited to, weed abatement, fuel modification, slope maintenance, fence maintenance, etc. If no maintenance activities are needed, state that as well. Note that manufactured slopes and fuel modification zones are not permitted in the conservation area (i.e., referred to in the Analysis as "wildlife movement path"). • PD-2. Include that a Habitat Mitigation and Monitoring Plan (HMMP) for the restoration of the 2.77-acre wildlife movement path will be prepared. In addition, this HMMP must be reviewed and approved by the RCA and Wildlife Agencies. • PD-3. The Analysis states "An additional 6.35 acres of land is associated with the Estate Residential area that will not be graded by the Project but will be designated as Residentially-Zoned Open Space. This Residentially-Zoned Open Space is not a part of the Project." Although the project can designate the 6.35 acres as "Residentially-Zoned Open Space," it must be considered part of the project. Revise all text and figures to reflect that the 6.35 acres is part of the project. • PD-4. Based on the mapping provided, the 6.35 acres	Section 4.4 Biological Resources

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	of Residentially-Zone Open Space contains riparian/riverine features. Based on Sec 6.1.2 of the MSHCP, if the project proposes to avoid these features, then a deed restriction or conservation easement must be place over them. Revise the Analysis and DBESP to include a discussion regarding how the project proposes to avoid impacts to riparian/riverine features within the 6.35-acre open space area. Alternatively, the project 3 can assume these riparian/riverine feature will be impacted and then propose mitigation for these impacts in the DBESP. • PD-5. Include a discussion regarding the off-site improvements for Fresno Road and Green River Road. For example, sidewalks, curb and gutter, culverts turn lanes, etc. In addition, provide a discussion regarding how wildlife movement across Green River Road will not be further impeded by the proposed improvements. • PD-7. Provide grading plans for the proposed project. • RA-1. Include a discussion regarding the width of Proposed Constrained Linkage 1 relative to how the project proposes to facilitate movement of the associated Planning Species, which includes mountain lion and bobcat. In other words, provide evidence that the proposed 100-foot linkage would facilitate (i.e., not impede) movement of Planning Species. Although the project will not impede Reserve Assembly "acreage" goals for this linkage, the issue regarding the function of this linkage must also be addressed. • RIP/RIV-1. The DBESP needs to include an Equivalency Analysis to demonstrate that the project's proposed mitigation will result in habitat conditions that are biological equivalent or superior to the existing conditions. This should be presented as a discussion regarding the functions and values (i.e., hydrological regime, flood storage, nutrient retention, sediment trapping and transport, toxicant trapping,	

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	wildlife habitat, and aquatic habitat) of the resources being impacted in comparison to the functions and values being gained by the proposed mitigation. • RIP/RIV-2. Include the type of mitigation proposed (i.e., rehabilitation, re-establishment, or preservation). Note that the project must provide at least a 1:1 mitigation ratio in the form of re-establishment in order to prevent no net loss of riparian/riverine resources. The remainder of the mitigation can include enhancement or re-establishment. • RIP/RIV-2. Based on Google Earth Aerials and the shapefiles provided it appears that the extent of the riparian/riverine resources are not completely accounted for. The project depicts segments of riparian/riverine features that are not connected. However, on Google Earth these features appear to be contiguous. Revise the Analysis, DBESP, and shapefiles to reflect the full extent of riparian/riverine resources on site. Alternately, provide an explanation to why these features are not fully mapped. • RIP/RIV-3. According to the Analysis and DBESP there is no suitable fairy shrimp habitat on the project site. However, based on Google Earth aerials there appears to be a concrete water basin on the property. Include a discussion regarding this basin relative to the potential presence of potential fairy shrimp habitat. • PLANT-1. Include whether reference populations were checked for the narrow endemic and criteria area plant species surveys. If so, please provide those details. If the reference populations were blooming at another location, this type of comparison may be beneficial in supporting a conclusion of absence on the project site. • BUOW-1. Analysis. Include how habitat suitability for burrowing owl was assessed (e.g., topography, vegetation, etc.) • BUOW-2. Due to the presence of suitable habitat,	

Table 2-2: Summary of Comments Received in Response to the NOP

Agency / Individual	Summary of Comments	Response / Section in SEIR Where Issue is Addressed
	include the follow statement, "A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation authority (RCA) and the Wildlife Agencies and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary." • UWIG-1. Include that all fencing plans will be reviewed and approved by the RCA and Wildlife Agencies. • UWIG-2. Include that fencing will be placed along the western border and along the wildlife movement path. In addition, include that all fencing proposed along the wildlife movement path will consist of at least 8-foot-tall block wall construction. • UWIG-3. Include that all fuel modification zones will occur entirely within the development footprint. In addition, fuel modification zones must be depicted on all applicable figures, and shapefiles must be provided.	

2.9 DRAFT SEIR REVIEW PERIOD

The Draft SEIR is being distributed to public agencies and other interested parties for review and comment. The Draft SEIR is also available on the City's website www.Coronaca.gov and at the following locations:

Corona City Hall
Planning & Development Department
400 South Vicentia Avenue
Corona, California 92882
Phone: (951) 736-2434

Circulation Desk
Corona Public Library
650 South Main Street
Corona, California 92882
Phone: (951) 736-2381

Hours: Monday through Friday: 8:00 a.m. to 5:00 p.m.

All comments received from agencies and individuals on the Draft SEIR will be accepted during the public review period, which will not be less than 45 days, in compliance with CEQA. All comments on the Draft SEIR should be sent to the following City contact person:

Sandra Vanian, Planning Manager
City of Corona
Planning & Development Department
400 S. Vicentia Avenue
Corona, California 92882

Following the close of the public review period, the City will prepare responses to all comments and will compile these comments and responses into a Final SEIR. All responses to comments submitted on the Draft SEIR by public agencies during the CEQA comment period will be provided to those agencies at least 10 days prior to final action on the proposed Modified Project and proposed Relocation of PCL-1. The City will make findings regarding the extent and nature of the impacts as presented in the Final SEIR. The Final SEIR will need to be certified as complete by the City Council prior to making a decision to approve or deny the Modified Project (i.e., the GPA, SPA, TTM, and PP and Relocation of PCL-1. Public input is encouraged at all public hearings (e.g., Planning and Housing Commission, City Council) regarding approval of the proposed Projects.

2.10 CUMULATIVE PROJECTS

Because of the nature of individual environmental factors, the cumulative area for every issue addressed in this EIR will not be identical. For example, the cumulative area for air quality impacts (the South Coast Air Basin) is much larger than the cumulative area for public service impacts (the service area of the various service providers.)

In determining the cumulative impacts of a proposed Project with other area projects, an EIR may either consider a list of past, present, and probable future projects, or it may consider a

summary of projections method.[1] Depending on the topic addressed, this EIR utilizes both methods. The following cumulative project figure presents projects identified by the City in the study area (Figure 2.1). The cumulative project names/locations, land use, and quantities/units for the cumulative projects are also presented in Figure 2.1. The potential exists that several of the projects listed may not be constructed within the reasonably foreseeable future. By including all of the listed projects in the cumulative analysis for the project, this EIR would likely overstate identified cumulative impacts because many of the identified projects may never be built or may not be built at the densities identified. Cumulative projects include commercial, industrial, single-family, and multiple-family residential uses. Figure 2.1 identifies the locations of approved and pending projects within the focused cumulative project area.

[1] State *CEQA Guidelines*, Section 15130(b)(1).

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FIGURE 2-1: CUMULATIVE DEVELOPMENT PROJECTS



#	PROJECT/LOCATION	LAND USE	QUANTITY	UNITS[1]
County of Riverside:				
RC1	Trails at Corona	Shopping Center	8.500	TSF
		Single Family Detached	123	DU
		Senior Adult Housing - Detached	189	DU
		Senior Adult Housing - Attached	114	DU
RC2	Prado Raceway	Raceway	67.0	AC
City of Corona:				
COR1	Buena Vista Senior Apartments	Senior Apartments	62	DU
COR2	45 Townhomes	Residential Condo/Townhouse	45	DU
COR3	Affordable Senior Housing	Senior Housing	72	DU
COR4	Gas Station w/ 7-11	Gas Station w/ Convenience Store	2.959	TSF
COR5	LA Fitness	Gym	37.000	TSF
COR6	2 Industrial Buildings	General Light Industrial	143.510	TSF
COR7	Skyline Heights	Single Family Detached	95	DU
		Condominium	230	DU
COR8	Gas Station & Restaurant	Restaurant with Drive Thru	1.500	TSF
		Gas Station w/ Convenience Store	3.750	TSF
COR9	Skyline Village Plaza	Food Hall	25.715	TSF
		Condominium	78	DU
COR10	Genesis Car Dealership	Car Dealership	24.077	TSF
COR11	Health Club/Gym	Health Club/Gym	52.317	TSF
COR12	Industrial Building	Industrial	162.480	TSF
COR13	TTM36701	Single Family Detached	12	DU

[1] TSF = Thousand Square Feet; DU = Dwelling Unit; AC = Acres

SOURCE: URBAN CROSSROADS, 2024.

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3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

3.1.1 MODIFIED PROJECT

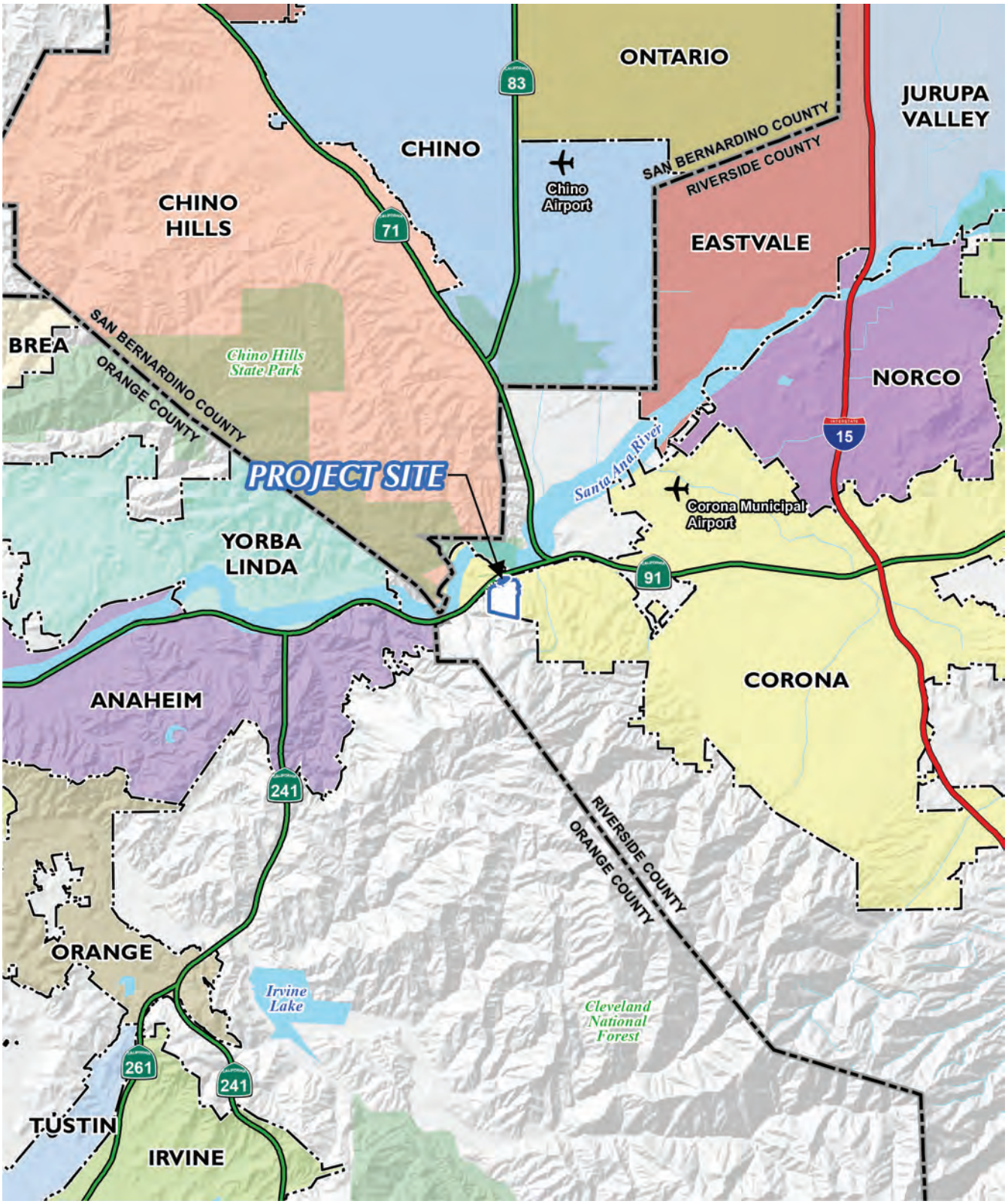
The proposed Project or Modified Project consists of proposed changes to the Green River Ranch Specific Plan (GRRSP) land uses and GRRSP Planning Area and development of an industrial park in the Planning Areas (PAs) proposed for Business Park Industrial (BPI) uses. The GRRSP boundary consists of ±160.0-acres located within the western portion of the City, in the County of Riverside, California (Figure 3-1, Regional Location). Regional access to the Planning Area is available from State Route 91 (SR 91) and Green River Road. More specifically, the Planning Area is located south of SR 91, southwest of Dominguez Ranch Road, and southeast of Fresno Road (Figure 3-2, Project Vicinity). Green River Road bisects a small portion of the Planning Area in an east-west alignment. According to the U.S. Geological Survey (USGS), Black Star Canyon Quadrangle topographic map sheet (7.5-minute series), the Planning Area is located in Sections 30 and 31, Township 3 South, Range 7 West.

Elevations on the proposed Modified Project site (i.e., the GRRSP Planning Area) range from approximately 515 feet above mean sea level (AMSL) to the north beyond Green River Road to approximately 1,800 feet AMSL to the south into the foothills of the Santa Ana Mountains. The area north of Green River Road is relatively flat and undeveloped, with substantial portions disturbed from prior roadway and railway maintenance and construction staging. The portion of the Modified Project site south of Green River Road is generally undeveloped land with a relatively flat semi-developed area that was previously a horse ranch in the area north of the steep hillsides of the Santa Ana Mountains. The southern property is predominately vegetated with non-native grasses and mixed Chaparral. Steep canyons comprise the southern and southwestern portion of the site, characteristic of the Santa Ana Mountains. These canyons descend to the north and form narrow streambeds which ultimately discharge to pipes and culverts on the south side of Green River Road. Fresno Road is a paved roadway near the western property line.

The northeastern portion of the Modified Project site south of Green River Road consists of various structures associated with a prior horse ranch. These structures include; horse pens; barbed wire and chain link fencing; an asphalt concrete-capped parking lot; a concrete building slab; several mobile homes; a variety of trailers, vehicles, and storage containers; and an unused concrete-lined reservoir and water tank. However, large portions of this area are undeveloped and vegetated with oak trees and mixed chaparral.

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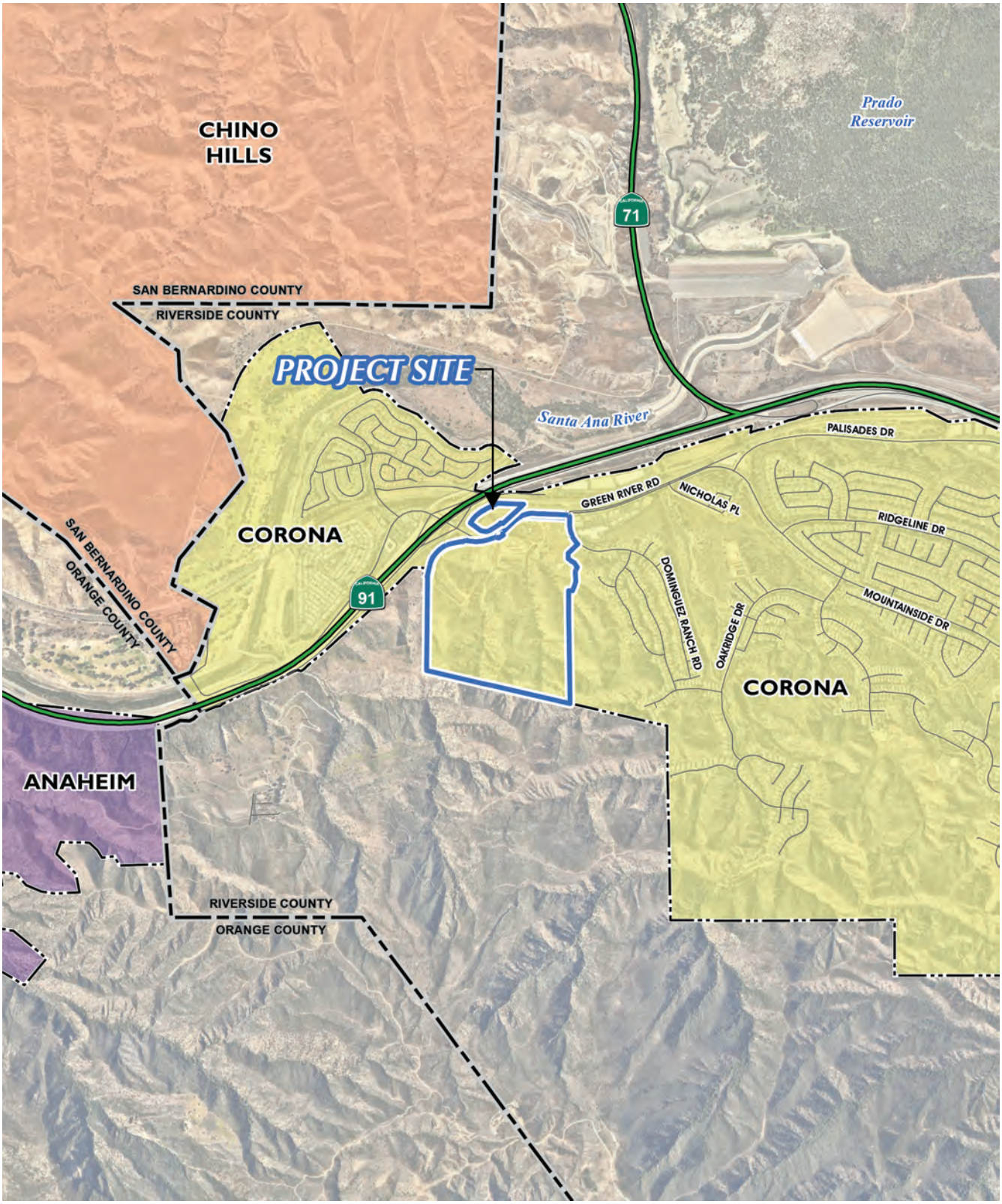
FIGURE 3-1: REGIONAL LOCATION



SOURCE: T&B PLANNING, INC., 2023.

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FIGURE 3-2: PROJECT VICINITY



SOURCE: T&B PLANNING, INC., 2023.

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The proposed Modified Project's offsite improvement locations are predominately within the roadways of Green River Road, Dominguez Ranch Road, Fresno Road, and Palisades Drive. The offsite areas are generally flat, disturbed, and occupied by non-native vegetation.

3.1.2 RELOCATION OF PCL-1

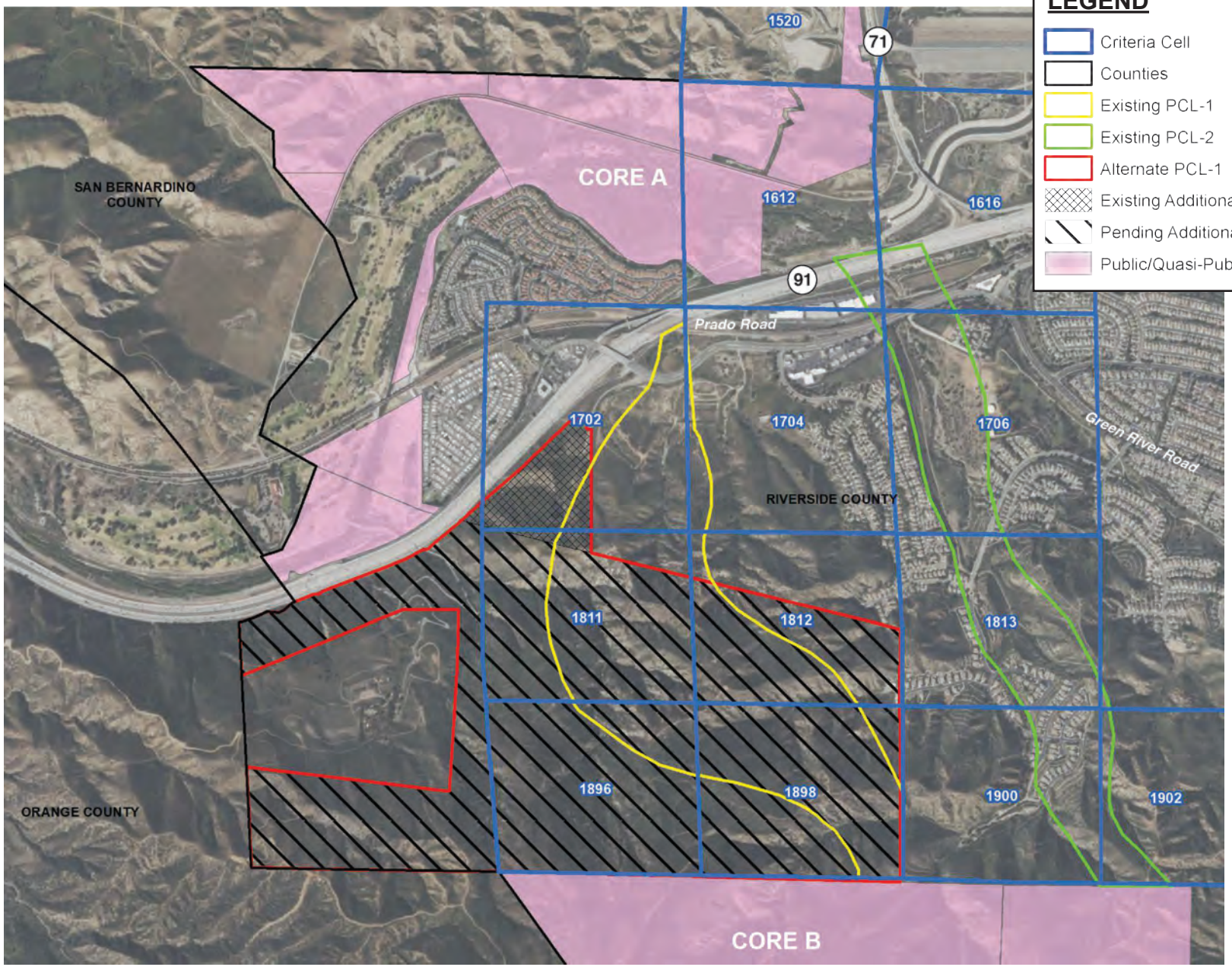
The Modified Project site (i.e., the GRRSP Planning Area) is overlain by four Criteria Cells (1702, 1704, 1811, and 1812) and Proposed Constrained Linkage 1 (PCL-1) defined by the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP). The Criteria Cells support PCL-1 that connects Core Area A to the north (Prado Basin/Santa Ana River) with Core Area B to the south (Cleveland National Forest). As noted previously in Section 2.0, Introduction, and shown in Figure 3-3 (PCL-1 Alignment), the City proposes to relocate PCL-1 to an alternate location west of its current alignment and west of and adjacent to the GRRSP Planning Area.

The proposed Relocation of PCL-1 runs north to south from the Cleveland National Forest to SR 91. The Relocation of PCL-1 is located on properties known as B Canyon and is approximately 328.30 acres, and consists of the Accessor's Parcel Numbers (APNs) 101-210-003, 101-201-004, 101-201-012, 101-201-013, 101-201-015, 101-201-016, 101-201-018, 101-201-020, 101-201-022, and 101-201-023 that would be added to the WR-MSHCP as Additional Reserve Lands. APN 101-180-036 is also part of the subject property and is already defined as Additional Reserve Lands.

Elevations of the proposed PCL-1 alignment range from approximately 525 feet AMSL at SR 91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the PCL-1 alignment is topographically oriented north to south along ridgelines and canyons. The southern portion crosses a series of steep east-west canyons and ridgelines. The proposed PCL-1 is comprised of undeveloped lands heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes.

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FIGURE 3-3: PCL-1 ALIGNMENT



SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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3.2 MODIFIED PROJECT DEFINITION

3.2.1 MODIFIED PROJECT OVERVIEW

The proposed GRRSP Amendment (GRRSPA) and BPI Development represent the proposed Project or Modified Project under scrutiny in this Subsequent EIR (SEIR). To implement the proposed Project, the Project Applicant, PSIP WR Green River, LLC, seeks approval of several discretionary actions from the City in addition to approval of this SEIR. These actions include approval of a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Tentative Tract Map (TTM), and Precise Plan (PP). Each of these actions, or Project components, are described in the following Sections 3.2.2 through 3.2.5.

The GRRSPA would rearrange and change the previously approved land uses, slightly expand the Specific Plan boundary, and designate a large portion of the site as open space for permanent preservation in compliance with the WR-MSHCP. The proposed reconfigured and changed land uses include 5.5 acres of General Commercial uses on proposed PA 4; ±49.31 acres of Business Park Industrial uses on proposed PAs 1, 2, and 3; up to 32 Estate Residential lots on ±20.39 acres on proposed PA 5; and ±83.34 acres of Open Space General land uses on proposed PA 6.

In addition to the land use changes associated with the GRRSPA, the Project includes proposed entitlement requests that would result in the development of a 746,167 square-foot industrial business park consisting of five industrial buildings on 49.31 acres within proposed PAs 1 (17.16 acres), 2 (17.73 acres) and 3 (14.42 acres) proposed for designation of BPI land uses. This development represents build out of these PAs.

Consequently, the proposed Project includes: 1) a programmatic component that would change and reconfigure the overall land uses and PAs governed by the GRRSP; and 2) a project-specific component that would result in the BPI Development consisting of five industrial buildings totaling 746,167 square-feet in PAs 1, 2 and 3. For these reasons, the proposed GRRSPA is evaluated at a programmatic level of detail in this SEIR, while the BPI Development portion of the Project proposed on PAs 1, 2 and 3 is evaluated at a project-specific level of detail.

Table 3-1 summarizes the Approved Project and Modified Project land use acreages and development quantities by land use type. As shown below, the proposed GRRSPA, or Modified Project, would entail a smaller footprint and less intense development in comparison to the approved GRRSP, or Approved Project. The Approved Project encompasses 167. 8 acres and permits the land use types of Mixed Use (MU) within 59.01 acres, Nonresidential Manufactured Slopes & Public Streets with 27.3 acres, 19,600 sf of General Commercial (GC) uses including hotel on 8.12 acres, and allows up to 32 dwelling units (DUs) on 98.2 acres of Estate Residential (ER) land uses.

Table 3-1: Comparison of the Approved and Modified Project GRRSP Land Uses

GRRSP PAs Approved GRRSPA PAs Modified	Approved Project		Modified Project	
	Acreage	Land Use/ DUs or SF	Acreage	Land Use/ DUs or SF
Approved: PAs 1, 2, 3, 4, 5 Modified: PAs 1, 2, 3	53.1	Hotel, Mixed Use[1], Office/ 150 rooms, 491,300 SF	49.31	Business Park Industrial/ 746,167 SF
Approved: PA 7 Modified: PA 4	5.91	Mixed Use[1]/ 10,000 SF	5.5	General Commercial/ 19,600 SF
Approved: PA 6 Modified: PA 5	98.2	Estate Residential /32 DUs	20.39	Estate Residential / 32 DUs
Approved: NA Modified: PA 5	NA	NA	83.34	Open Space

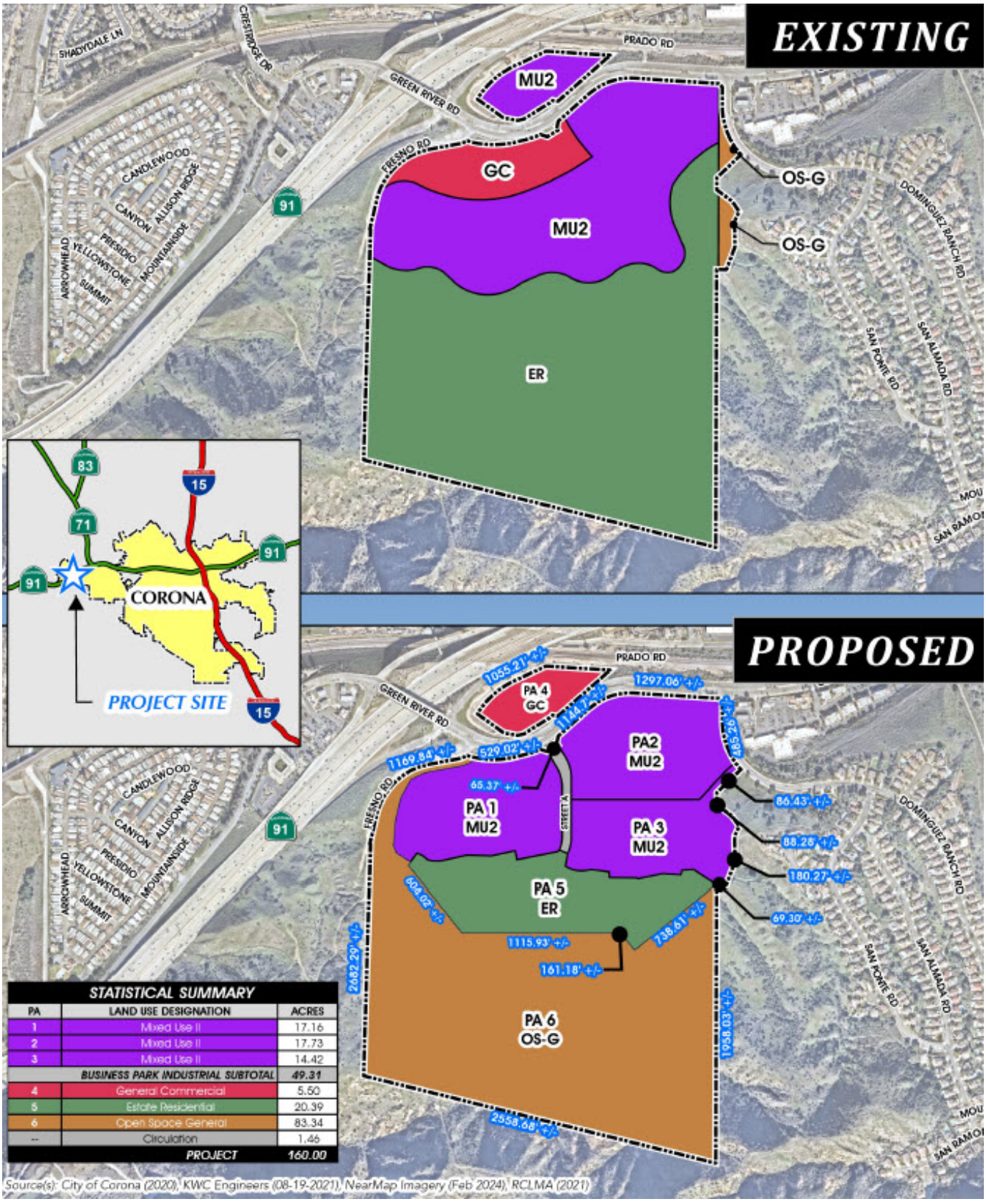
DUs = residential dwelling units SF = commercial building area NA = not applicable
[1] Includes a mix of retail, service and support commercial, light industrial, hotel/motel, or office uses and a 150-room hotel.

The Modified Project would encompass 160.00 total acres, thereby reducing the footprint by 7.8 acres. The Modified Project would reconfigure the acreage within the footprint to introduce 83.34 acres of dedicated OS. The Modified Project's reconfiguration of the acreage would provide 49.31 acres of Light Industrial (LI), thereby reducing the more intense MU land use by 9.7 acres. Although the 19,600 sf of GC uses would be unchanged, the Modified Project would reduce GC acreage by 2.62 acres to 5.5 acres and would eliminate hotel uses. The Modified Project would allow for the same, up to 32 residential DUs, however would reduce the ER land use acreage by 77.81 acres to 20.39 acres. Figure 3-4 below, illustrates the existing and proposed General Plan land use designations.

3.2.2 PROPOSED GENERAL PLAN AMENDMENT

The City of Corona General Plan currently designates the GRRSP Planning Area as Mixed Use: Industrial/Commercial (MU2), General Commercial (GC), and Estate Residential (ER), and designates property along Dominguez Ranch Road that is proposed to be added to the Specific Plan boundary as Open Space – General (OS-G). The proposed GPA, GPA2020-0002, proposes to: i) change the MU2 designation on approximately 5.5 acres located north of Green River Road to GC; ii) change the current configuration and designation of MU2, GC, ER, and OS-G on 49.31 acres south of Green River Road to Light Industrial (LI); iii) change the current configuration and designation of MU2 and ER on approximately 20.39 acres south of the proposed LI areas to ER; and iv) change the configuration and designation of ER on 83.34 acres located south of the proposed ER to Open Space.

FIGURE 3-4: EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



SOURCE: T&B PLANNING, INC., 2024.

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3.2.3 PROPOSED SPECIFIC PLAN AMENDMENT

The approved GRRSP designates 31.5 acres as Mixed Use, 5.8 acres as Hotel/Mixed Use Office, 5.0 acres as General Commercial, and 98.2 acres as Estate Residential, with the remaining portions of the existing GRRSP Planning Area designated for manufactured slopes and public streets. Consistent with the proposed GPA, the proposed GRRSPA would modify planned land uses within the affected planning area. The proposed GRRSPA, SPA2020-0006, redesignates 5.5 acres located north of Green River Road from Mixed Use to General Commercial as part of proposed PA 4. Additionally, the land uses located south of Green River Road would be redesignated from Mixed Use, Hotel/Mixed Use/Office, and General Commercial to Business Park Industrial (BPI) on 49.31 acres within proposed PAs 1, 2, and 3; Estate Residential would occur on 20.39 acres within proposed PA 5, and Open Space – General would cover 83.34 acres as PA 6, of which 80.77 acres are intended for conveyance to the Riverside Conservation Authority (RCA) for inclusion in the WR-MSHCP Conservation Area. Onsite roadways would occur on 1.46 acres and reconfigured to provide a single north-south oriented access road (Street A), which would connect to Green River Road in the north and provide primary vehicular access to PAs 1, 2, 3, and 5. Figure 3-5 illustrates the proposed Green River Ranch Specific Plan land use designations.

In addition to amending the land uses, SPA2020-0006 proposes a conceptual grading plan and a conceptual infrastructure plan; amendments to development standards to govern future development of the GRRSP Planning Area; and includes design guidelines for site planning, architectural character, and landscape architecture to guide the intended character of future development as well as the proposed Business Park Industrial development in PAs 1, 2, and 3. SPA2020-0006 also includes an implementation chapter that would govern development phasing, financing, maintenance responsibilities, and administration of the Specific Plan.

3.2.4 PROPOSED TENTATIVE TRACT MAP

Proposed Tentative Tract Map TTM 37963 proposes to subdivide 154.50 acres of the Specific Plan area located south of Green River Road into nine (9) lots. The lots would be in PAs 1, 2, 3, 5, and 6 as proposed by SPA2020-0006. The purpose of the subdivision proposed by TTM 37963 is to facilitate the change of zone proposed by SPA2020-0006 for PAs 1, 2, 3, 5, and 6 and development within PAs 1, 2, and 3 as proposed by PP2020-0004. The Assessor Parcel Numbers (APNs) for the Project include: 101-180-014; 101-180-015; 101-180-017; 101-180-034; 101-180-035; 101-180-037; 101-180-038; and 101-190-034. PA 4, which is located on the north side of Green River Road, is not part of the subdivision proposed by TTM 37963 because there is currently no associated development plan proposed for PA 4 at this time.

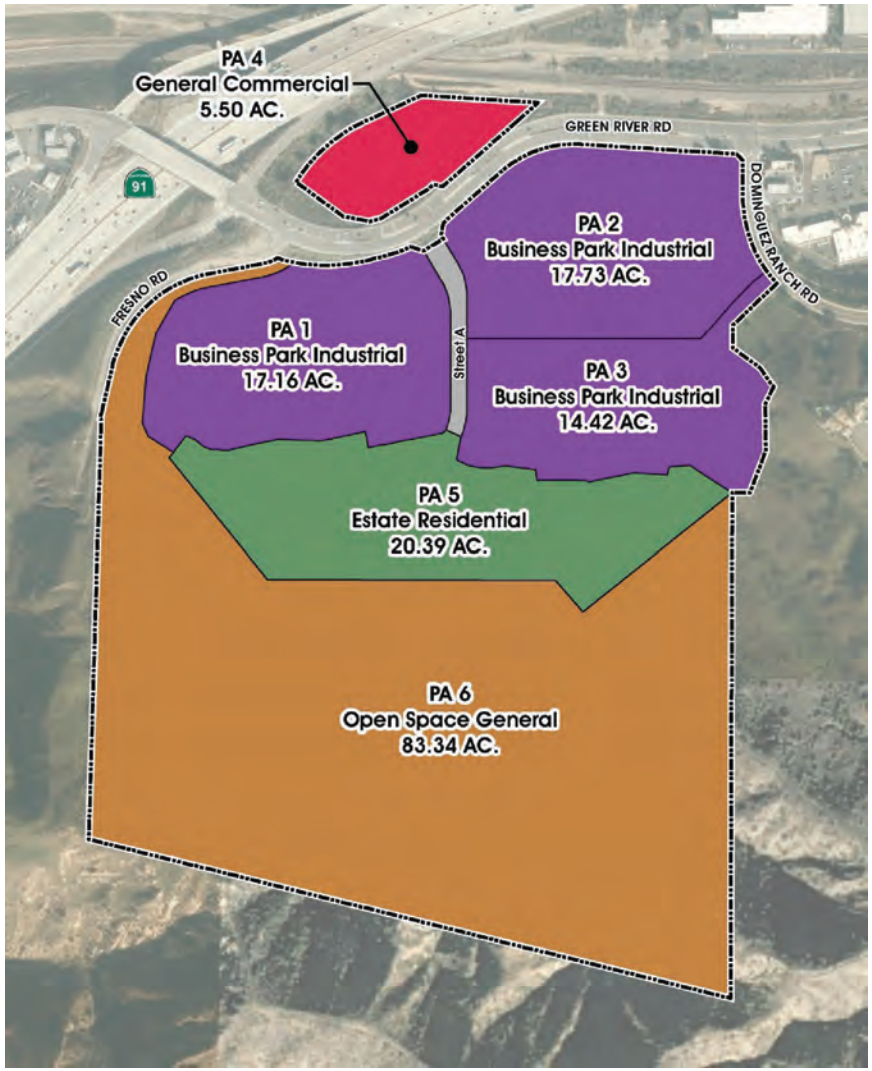
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FIGURE 3-5: EXISTING AND PROPOSED SPECIFIC PLAN LAND USE DESIGNATIONS

EXISTING SPECIFIC PLAN LAND USE DESIGNATIONS



PROPOSED SPECIFIC PLAN LAND USE DESIGNATIONS



SOURCE: ENPLANNERS INC., 2024.

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3.2.5 PROPOSED PRECISE PLAN

Precise Plan PP2020-004 covers the proposed BPI Development component of the Project within proposed PAs 1, 2, and 3. The Precise Plan includes detailed site planning, architectural treatments, landscaping details, and a signage plan for the future construction of five (5) light industrial buildings within the proposed BPI land use designation. The building sizes would range from 86,600 square feet to 296,737. The total building square footage planned within the BPI designation would be 746,167 square feet.

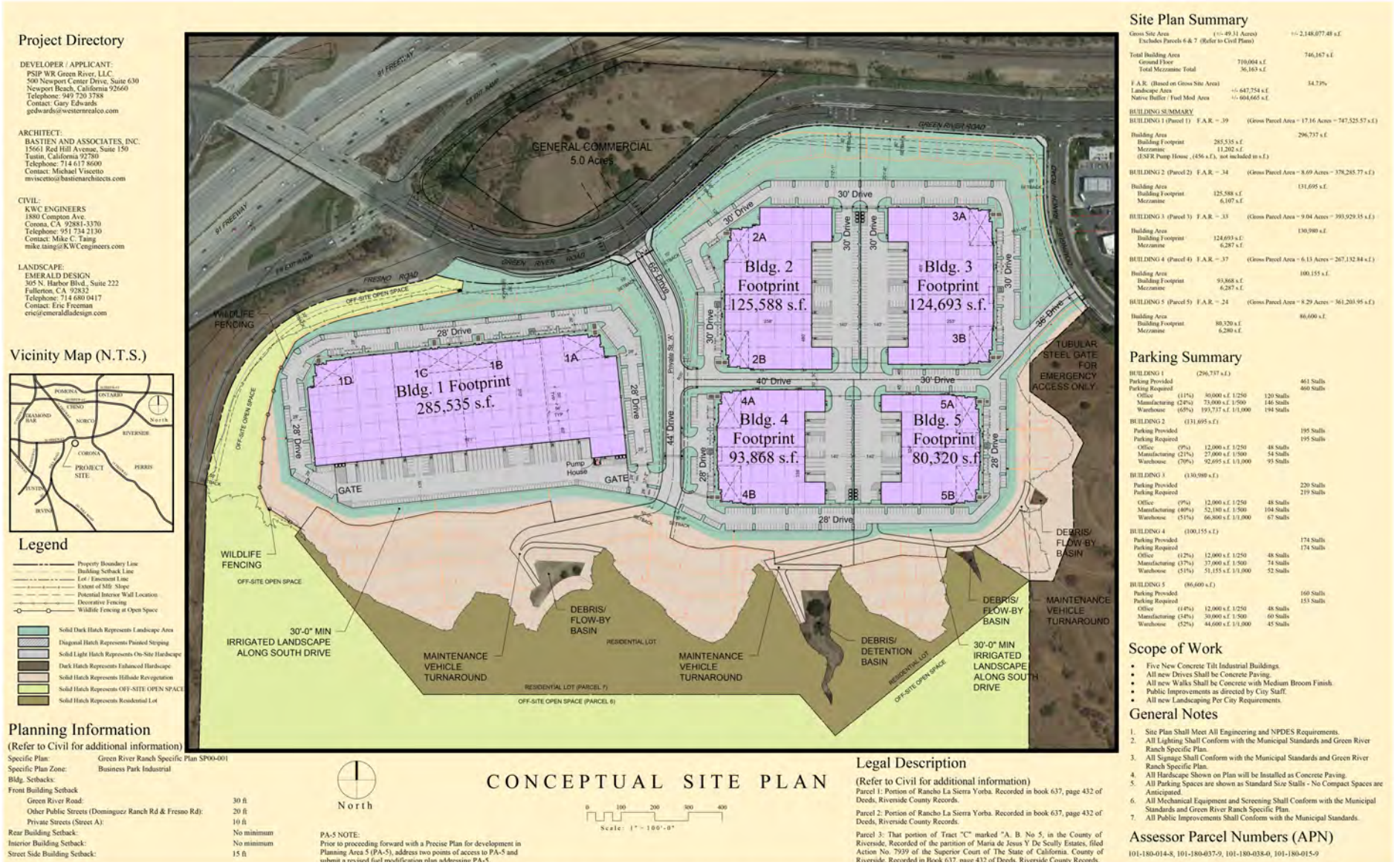
The proposed grading plan would create five building pads designed to be flat to very gently sloping to accommodate flat building foundations and parking areas. The pads would be higher in elevation compared to Green River Road, and Street A would increase in grade as it extends south from Green River Road. Manufactured slopes would be constructed around the development pads, with the manufactured slopes transitioning into the natural condition at certain perimeters. The permanently disturbed area is estimated to be 64.8 acres, with an additional 2.76 acres temporarily disturbed for construction. Approximately 1,267,300 cubic yards of cut and 1,120,300 cubic yards of fill are anticipated. Earthwork volumes are expected to balance after compaction. The proposed BPI Development site plan is shown in Figure 3-6.

Building 1 is proposed within proposed PA 1 and would contain a total of 296,737 square feet of building area (285,535 square feet building footprint; 11,202 square feet of mezzanine space). Truck trailer loading docks are proposed along the southern side of the building and decorative metal fencing is proposed to secure the truck courts and assist in screening the proposed truck docking area from public view. Passenger vehicle parking areas would occur to the west, north, and east of the building, as well as to the south side of the truck trailer docking area. The maximum height of Building 1 is proposed at 46’-6”. Roofline parapets are proposed to screen rooftop equipment and metal mechanical screens are proposed above the proposed ancillary office spaces to additionally shield rooftop mechanical equipment from public view. Access to Building 1 would be provided from a driveway connecting with Street A.

Buildings 2 and 3 are proposed within proposed PA 2. Building 2 would contain a total of 131,695 square feet of building area (125,588 square feet building footprint; 6,107 square feet of mezzanine space) and Building 3 would contain a total of 130,980 square feet of building area (124,693 square feet building footprint; 6,287 square feet of mezzanine space). Truck trailer loading docks are proposed along the east side of Building 2 and along the west side of Building 3. Decorative metal fencing is proposed to secure the truck courts and assist in screening the proposed truck docking areas from public view. Passenger vehicle parking areas are proposed to the west, north, and east of the proposed buildings, with additional passenger vehicle parking proposed along the south side of Building 3. The maximum heights of Buildings 2 and 3 are proposed at 43’-0”. To conceal rooftop mechanical equipment, roofline parapets would be installed and metal mechanical screens are proposed above the ancillary

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FIGURE 3-6: PROPOSED BUSINESS PARK SITE PLAN



SOURCE: BASTIEN AND ASSOCIATES, INC., 2023.

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office areas for additional screening of rooftop equipment from public view. Access to Buildings 2 and 3 would be accommodated by driveways extending from Street A. Buildings 4 and 5 are proposed within proposed Planning Area 3. Building 4 would contain a total of 100,155 square feet of building area (93,868 square feet building footprint and 6,287 square feet of mezzanine space) and Building 5 would contain a total of 86,600 square feet of building area (80,320 square feet building footprint and 6,280 square feet of mezzanine space). Truck trailer loading docks are proposed along the east side of Building 4 and along the west side of Building 5. Decorative metal fencing is proposed to secure the truck courts and assist in screening the proposed truck docking areas from public view. Passenger vehicle parking areas are proposed to the west, south, and east of the proposed buildings, with additional passenger vehicle parking proposed along the north side of Building 5. The maximum heights of Buildings 4 and 5 are proposed at 43'-0". To conceal rooftop mechanical equipment, roofline parapets would be installed and metal mechanical screens are proposed above the ancillary office areas for additional screening of rooftop equipment from public view. Access to Buildings 4 and 5 would be accommodated by two driveways extending from Street A, and a single emergency-only driveway extending from Dominguez Ranch Road.

The five proposed industrial building exteriors would be constructed using typical concrete tilt-up panels. Variable rooflines and screening elements would be used to break up monotonous roof lengths and widths. Complexity would be added to façades by adding glazing and articulated stone veneer to ancillary office spaces. A mix of colors would be used to further break up facades including brown and light brown colors near offices and light brown and off-white colors along the remaining portions of the buildings. Metal mechanical screens would be installed above the office spaces to shield roof-top mechanical equipment from public view. Decorative metal fencing would be used to screen the truck docks from public view.

The landscape plan for the proposed BPI component would be landscaped with a combination of trees, shrubs, and groundcover throughout the site. Surrounding the parking and buildings areas would include a mixture of 24-inch box trees comprised of Chinese pistache, desert museum palo verde, coast live oak, and forest pansy redbud. Landscaping on the manufactured slopes in the southern portions of the site, for slope stabilization and aesthetic purposes, would include hydroseeded and a mixture of 24-inch box trees comprised of California laurel, coast live oak, and Catalina cherry.

In addition, the frontages along Green River Road, Fresno Road, and Dominguez Ranch Road would accommodate a landscaping buffer along proposed manufactured slopes. The parkways of these roads along the site's frontage would include 24-inch box coast live oak trees, while trees within the landscape buffer would include mixture of 24-inch box trees comprised of California sycamore, California laurel, and crape myrtle .

At the main entrance along Street A, the street corners would include a major entry sign, 48-inch box coast live oak trees, 24-inch box forest pansy redbud accent trees, and shrubs

including creeping sage, pink muhly, artichoke agave, and century plant. Enhanced landscaping elements at the intersections of Fresno Road at Green River Road and Dominguez Ranch Road at Green River Road would be similar, however would feature a smaller entry sign and corner enhancement landscaping.

The maximum extent of off-site improvements would include roadway improvements and utilities connections adjacent to the Modified Project within the Fresno Road, Green River Road, and Dominguez Ranch Road rights-of-way.

3.3 RELOCATION OF PCL-1 PROJECT DEFINITION

Over the past 20 years since the WR-MSHCP was approved, discussions regarding the existing location of PCL-1 have occurred because of several known constraints associated with its alignment. Most recently in 2016, a Criteria Refinement analysis for the relocation of PCL-1 was submitted to Regional Conservation Authority (RCA) but not approved. The City, RCA, and the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) generally agree relocation of PCL-1 to a superior alignment would better meet the expressed goals of the MSCHP.

As noted previously, there is general agreement that constraints reduce the potential effectiveness of the existing alignment of PCL-1. As such, the proposed Relocation of PCL-1 would ensure that areas to the north and south of SR 91 and the Santa Ana River can be linked to provide a viable wildlife Linkage. Although the alternate PCL-1 would introduce a slight reduction in acreage, the total amount of protected land will be maintained by incorporating new areas outside the original zone. Moreover, the alternate PCL-1 alignment would conserve over 500,000 acres of land, reduce connection obstacles between the Santa Ana Mountains and the Chino Hills, and allow for the development of the GRRSP Planning Area.

3.4 EXISTING LAND USES, GENERAL PLAN LAND USE DESIGNATIONS, AND ZONING

Modified Project

Table 3-2 provides a summary of existing land uses, General Plan land use designations, and zoning for the GRRSP Planning Area and surrounding areas.

Table 3-2: Modified Project Existing Land Uses, General Plan Land Use Designations, Zoning

Location	Current Land Uses	General Plan Land Use Designations	Zoning
Existing GRRSP Planning Area	Vacant	Mixed Use: Industrial/Commercial; General Commercial; Estate Residential 1-3 du/ac	Green River Ranch Specific Plan - Mixed Use; Commercial – General; Estate Residential; Manufactured Slopes & Public Streets.
Northeast	Railway; Vacant	Light Industrial	Light Manufacturing.
Northwest	SR-91 right-of-way; Multi-family development; Commercial development.	Open Space General; Medium Density Residential 6-15 du/ac; General Commercial.	Open Space; Low Density Multiple Family; Residential; General Commercial.
East	Vacant; Commercial development.	Open Space General; General Commercial	Sierra Del Oro Specific Plan - Neighborhood Commercial District; Open Space.
South	Vacant	Rural Mountainous (Corona SOI); Rural Foundation (Riverside County)	Rural Residential (Riverside County)
West	Vacant	Rural Mountainous (Corona SOI); Rural Foundation (Riverside County)	Rural Residential; Multiple Family Dwellings (Riverside County)

Source: City of Corona General Plan Land Use Map, 2018. Riverside County General Plan Land Use Element, 2021.

Relocation of PCL-1

Table 3-3 provides a summary of existing land uses, General Plan land use designations, and zoning for the Relocation of PCL-1 alignment and surrounding areas. Note, the PCL-1 alignment is within the City's Sphere of Influence (SOI) and unincorporated Riverside County.

Table 3-3: Relocation of PCL-1 Existing Land Uses, General Plan Land Use Designations, Zoning

Location	Current Land Uses	General Plan Land Use Designations	Zoning
Existing PCL-1 Alignment	Vacant	Mixed Use: Industrial/Commercial; General Commercial; Estate Residential 1-3 du/ac. Rural Mountainous (Corona Sphere of Influence); Rural Foundation (Riverside County)	GRRSP - Mixed Use; Commercial – General; Estate Residential; Manufactured Slopes & Public Streets. Rural Residential (Riverside County)

Table 3-3: Relocation of PCL-1 Existing Land Uses, General Plan Land Use Designations, Zoning

Location	Current Land Uses	General Plan Land Use Designations	Zoning
Northeast	Railway; Vacant	Light Industrial	Light Manufacturing.
Northwest	SR-91 right-of-way; Multi-family development; Commercial development.	Open Space General; Medium Density Residential 6-15 du/ac; General Commercial.	Open Space; Low Density Multiple Family; Residential; General Commercial
East	Vacant; Commercial development.	Open Space General; General Commercial	Sierra Del Oro Specific Plan - Neighborhood Commercial District; Open Space.
South	Vacant	Cleveland National Forest	Cleveland National Forest
West	Vacant and Star Ranch;	Rural Mountainous (Corona SOI); Rural Foundation (Riverside County); Open-Space (City of Anaheim).	Rural Residential; Multiple Family Dwellings (Riverside County); Open-Space (City of Anaheim).

Source: City of Corona General Plan Land Use Map, 2018. Riverside County General Plan Land Use Element, 2021.

3.5 PROJECT OBJECTIVES

The California Environmental Quality Act (CEQA) Guidelines require an EIR Project Description include "a statement of objectives sought by the proposed project."

Modified Project

The following project objectives from the previously approved GRRSP EIR remain valid for the proposed Modified Project.

- To provide for the orderly and efficient development of the Green River Ranch property.
- To implement the goals, objectives, and policies of the City of Corona General Plan.
- To develop land uses which reflect sound economic, market, and financial consideration.
- To develop uses which will generate additional revenue for the City of Corona, and establish a strong tax base for the City.
- To provide convenient commercial and industrial services for the community, in addition to similar services for freeway oriented and generated visitors.
- To promote organized and well-planned development within the Specific Plan area.
- To provide guidance and direction for the future development of this property.
- To create an aesthetically pleasing western gateway into the City of Corona.

Relocation of PCL-1

The project objectives for the proposed Relocation of PCL-1 are as follows:

- Improve wildlife linkage between Core Areas A and B by connecting wildlife habitats, between the Santa Ana Mountains, Prado Basin, and Chino Hills.
- Establish a superior PCL-1 wildlife corridor due to existing constraints from roads, railroads, SR 91, and development associated with the existing PCL-1 alignment.
- Increase overall Covered Habitat as described in the WR-MSHCP through conserving additional lands.

3.6 DISCRETIONARY ACTIONS, PERMITS, AND OTHER APPROVALS

The legislative and discretionary actions to be considered by the City as part of the proposed Project include:

Modified Project

- **General Plan Amendment No. 2020-0002 (GPA2020-0002):** The Modified Project requires City approval of a GPA to amend the existing GRRSP designations. As discussed in Section 3.2.2, the MU2 designation on approximately 5.5 acres would change to GC. The current configuration and designation of MU2, GC, ER, and OS-G on 49.31 acres would change to Light Industrial (LI). The current configuration and designation of MU2 and ER on approximately 20.39 acres would change to ER. The configuration and designation of ER on 83.34 acres would change to Open Space.
- **Specific Plan Amendment to the GRRSP (SPA2020-0006):** The Modified Project requires City approval of an SPA to amend the existing GRRSP Land Use Plan and the City's Zoning Map consistent with GRRSPA No. 1. As discussed in Section 3.2.3, the Modified Project would: redesignate 5.5 acres from Mixed Use to General Commercial as part of proposed PA 4; redesignate 49.52 acres of Mixed Use, Hotel/Mixed Use/Office, and General Commercial to BPI as part of proposed PAs 1 through 3; Estate Residential would occur on 20.39 acres within proposed PA 5; Open Space – General would cover 83.34 acres as PA 6; and onsite roadways would be reconfigured to provide a single north-south oriented access road (Street A), which would connect to Green River Road in the north and provide primary vehicular access to PAs 1, 2, 3, and 5. In addition to amending the land uses, the Modified Project requires City approval of a conceptual grading plan and a conceptual infrastructure plan; amendments to development standards; design Guidelines for site planning, architectural character, landscape architecture, and development phasing, financing, maintenance responsibilities, and administration of the Specific Plan.

- **Tentative Tract Map No. 39763 (TTM 37963):** The Modified Project requires City approval of a TTM to change the City Zoning Map consistent with GGRSP. As discussed in Section 3.2.4, the Modified Project Site is comprised of Assessor's Parcel Numbers 101-180-014; 101-180-015; 101-180-017; 101-180-034; 101-180-035; 101-180-037; 101-180-038; and 101-190-034. The TTM would subdivide 154.90 acres of the Specific Plan area into nine (9) lots within PAs 1 through 6.
- **Precise Plan No. 2020-0004 (PP2020-004)** *(pertaining to the industrial park component of the proposed Project in PAs 1, 2 and 3)*: The Modified Project requires City approval of a PP to approve the final design of the proposed industrial park component of the Project within PAs 1, 2, and 3. As discussed in Section 3.2.5, the PP includes detailed site planning, architectural treatments, landscaping details, and a signage plan for the future construction of five (5) light industrial buildings within the proposed BPI land use designation. The building sizes range from 86,600 square feet to 296,737 resulting in a total of 746,167 square feet. In addition, the PP would include off-site improvements to roads and utilities impacting a total of 12.8 acres.

Relocation of PCL-1

- **Relocation of Proposed Constrained Linkage:** The proposed Relocation of PCL-1 requires the City, as permittee to the WR-MSHCP, to prepare CEQA documentation and approval of the relocation based on superiority of the proposed alignment in comparison to the alignment of existing PCL-1. This SEIR will be used by RCA, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to approve the relocation in their role as Responsible and Trustee agencies.

4.0 MODIFIED PROJECT ENVIRONMENTAL IMPACT ANALYSIS

4.0.1 APPROACH TO THE ENVIRONMENTAL ANALYSIS OF THE PROPOSED MODIFIED PROJECT

Section 4 of this SEIR presents the impact analysis of the Modified Project. The Modified Project consists of two components, the proposed Amendment to the Green River Ranch Specific Plan (GRRSP) and an entitlement request for development of the Business Park Industrial (BPI) portion of the GRRSP. The GRRSP Amendment (GRRSPA) is analyzed at a programmatic level and the BPI Development is analyzed at a project level. For some environmental topics, the impact analysis for each component is analyzed separately because of the difference between program and project level analysis. In these instances, subheadings are added to distinguish the separate GRRSPA and BPI Development analyses. In other subsections, the analysis is conducted for the overall GRRSPA inclusive of the BPI Development because the program and project level analyses are the same. In these instances, no subheadings are needed and therefore none are provided.

Because this SEIR addresses two separate but related projects, use of the terms Project, Project site, or Project area in Section 4 is in reference to the proposed Modified Project including the GRRSPA and BPI Development. Similarly, use of these terms in Section 5 is in reference to the proposed Relocation of PCL-1.

Pursuant to CEQA and the State CEQA Guidelines, a lead agency shall focus the EIR's discussion on significant environmental effects and may limit discussion on other effects to brief explanations about why they are not significant (PRC Section 21002.1, State CEQA Guidelines Section 15128). Potentially significant impacts were identified based on review of comments received as part of the public scoping process (see Appendix A), comments received in response to the Notice of Preparation, (see Appendix B), technical studies prepared for the proposed Project and the Relocation of PCL-1, and additional research and analysis of relevant data during preparation of this Draft SEIR.

The City has determined that the Modified Project has the potential to result in new and/or substantially more severe significant environmental impacts (pursuant to the State CEQA Guidelines [Section 15162]) on the following resources, which are addressed in detail in this Draft SEIR:

- 4.1 Aesthetics
- 4.2 Land Use and Planning
- 4.3 Agricultural & Forest Resources
- 4.4 Minerals
- 4.5 Air Quality
- 4.6 Noise
- 4.7 Biological Resources
- 4.8 Population and Housing
- 4.9 Cultural Resources
- 4.10 Public Services
- 4.11 Energy
- 4.12 Recreation
- 4.13 Geology / Soils
- 4.14 Transportation
- 4.15 Greenhouse Gas Emissions
- 4.16 Tribal Cultural Resources
- 4.17 Hazards & Hazardous Materials
- 4.18 Utilities / Service Systems
- 4.19 Hydrology / Water Quality
- 4.20 Wildfire

The previously certified EIR included an Initial Study used to screen or focus the EIR to include only those impacts needing further analysis. The certified EIR includes the Initial Study, Draft EIR and supporting technical studies, and Final EIR. For the purposes of this SEIR, references to the previously certified 2001 EIR is defined as all of the analysis contained in the certified EIR including the conclusions from the Initial Study.

4.0.2 MODIFIED ENVIRONMENTAL CHECKLIST

The City created modified checklist headings to address the questions posed by CEQA Guidelines Sections 15162 and 15163 regarding Subsequent and Supplemental documents. The headings are included in Section 4.1 through 4.20 and include the following:

- Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR;
- Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR;
- Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR;
- Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required.

4.1 AESTHETICS

4.1.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, describes the existing visual setting and aesthetic character of the GRRSP Planning Area and proposed BPI Development site and evaluates the potential for the Modified Project to result in a change in impacts to scenic vistas and/or conflicts with applicable zoning and other regulations governing scenic quality in comparison to the Approved Project. This analysis focuses on changes to scenic vistas that would be seen from public viewpoints and provides an assessment of whether the Project would conflict with applicable zoning and other regulations governing scenic quality. No NOP comment letters were received pertaining to this topic. A Public Scoping Meeting comment was received from Craig Reiter, Cassandra Stone Francesca Da Sacco pertaining to this topic.

This section of the Draft SEIR is based on the *Green River Ranch Visual Impact Analysis*, prepared by T&B Planning, dated January 8, 2024 (Appendix C) .

4.1.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The Approved Project impact analysis related to Aesthetics as presented in Section 4.6 of the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows.

a) Affect the scenic vista or scenic highway?

b) Have a demonstrable negative aesthetic effect?

c) Create light or glare?

The 2001 EIR identified a potential impact associated with the Approved Project. Due to the conceptual nature of the documentation provided by the GRRSP, construction of the manufactured slope proposed between PAs 1 and 5 and PA 6 and development of the estate residential homes in PA 6 were determined to be potentially inconsistent with the City's Hillside Development Overlay Ordinance resulting in a potentially significant impact. The 2001 EIR determined implementation of mitigation measures, MM 4.6.1A through MM 4.6.1L, MM 4.6.2A through MM 4.6.2C, and MM 4.6.3A would reduce such impacts to aesthetics and visual resources related to visual intrusiveness of development to less than significant. Implementation of the mitigation measures were determined to also reduce inconsistencies with the City's Hillside Development Overlay Ordinance to less than significant levels. Additional light and glare visible from adjacent land uses and the light and glare spillover that may affect nearby sensitive residential uses were determined to be less than significant with implementation of Mitigation measures MM 4.6.1M through 4.6.1O. Lastly,

the EIR concluded neither SR 91 nor Green River Road were identified as a Scenic Highway or Corridor in the City's General Plan.

Cumulative Impacts

The 2001 EIR also determined cumulative impacts were less than significant as there were no other development projects when considered together would create a significant visual impact over and above those at the Project level. Therefore, implementation of Project level mitigation measures would reduce cumulative impacts to less than significant levels.

4.1.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area is located in the west end of the City in the western portion of Riverside County. The Project area is approximately 160.00 acres located south of SR 91, southwest of Dominguez Ranch Road, and southeast of Fresno Road.

As shown in Figure 4.1-1, Site Photos, the Project area includes steep terrain from northerly trending slopes of the lower foothills of the Santa Ana Mountains and generally level terrain in the northern portions of the GRRSP Planning Area. Elevations range from a height of 1,110 feet above mean sea level (AMSL) in the southwestern corner of the property to 515 feet AMSL adjacent to Green River Road, with a maximum topographic relief of approximately 595 feet. As shown in Figure 4.1-1, photos depict the majority of the GRRSP Planning Area lies within the ridgelines and valleys of the Santa Ana foothills. Beyond the Project area to the north is SR 91 including the SR 71 interchange, the westerly flowing Santa Ana River, and the Chino Hills.

In addition, there is an existing paved roadway (Fresno Road) near the western property line. As analyzed in the 2001 EIR, the central and northern portions of the site were being used as equestrian stables, however such equestrian operations have been removed. The existing GRRSP Planning Area is currently in a largely undeveloped condition as existing at the time of the 2001 EIR.

FIGURE 4.1-1: SITE PHOTOS



SOUTHEAST VIEW FROM FRESNO ROAD



EAST VIEW FROM SOUTHERN BOUNDARY



WEST VIEW FROM WESTERN BOUNDARY

SOURCE: GLENN LUKOS ASSOCIATES, 2023.

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4.1.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations that apply to the Modified Project.

STATE REGULATIONS

Caltrans Scenic Highway Program

In 1963, California's Scenic Highway Program was created to preserve and protect the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. The state laws governing this program are in the Streets and Highways Code, Sections 260 to 2684, and Caltrans oversees the program. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on three criteria described in Caltrans's Guidelines for Official Designation of Scenic Highways (2008):

- Vividness. The extent to which the landscape is memorable. This is associated with the distinctiveness, diversity, and contrast of visual elements.
- Intactness. The integrity of visual order and the extent to which the natural landscape is free from visual intrusions (e.g., buildings, structures, equipment, grading).
- Unity. The extent to which development is sensitive to and visually harmonious with the natural landscape.

REGIONAL REGULATIONS

There are no regional regulations that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona Design Guidelines

Citywide design guidance is primarily provided through two documents—Residential Development Design Guidelines and Industrial Development Design Guidelines. Additionally, adopted specific plans for certain areas of the city have design guidelines for that planning area. To complement the emphasis on building design, the City also adopted landscape design guidelines for commercial, industrial, and residential use. The guidelines accompany mandatory site development regulations in the zoning ordinance and specific plans. These documents also provide procedural guidance for applicants and guidelines for City staff in reviewing an approving designs and verifying compliance.

Specific Plans

The City has adopted numerous specific plans that provide community identity and development standards for specific areas in the city. In most cases the specific plan is the

guiding and governing document for certain areas and includes development regulations similar to those found in the city's Zoning Ordinance.

Corona Zoning Ordinance

The City's Municipal Code, Title 17, Zoning, provides provisions to guide development in a way that maintains the city's community character and visual resources in each of the land use districts. The zoning ordinance regulates density, design, height, and setbacks for each of the zoning districts. In addition, the zoning ordinance provides minimum standards for landscaping (Chapter 17.70, Landscaping, Fences, Walls, and Hedges) and signage (Chapter 17.74, Signs).

City of Corona 2020–2040 General Plan

Community Design Element

Goal CD-1: Public street landscapes that unify the City of Corona and contribute to the unique identity of its neighborhoods, districts, and public places.

Policy CD-1.1: Require the planting and maintenance of street trees as part of development applications with consideration for the following principles:

- Physical constraints of the public street right-of-way, maintenance needs, and safety.
- Importance of shade, beauty, and variety of species that encourage pedestrian activity.
- Reflects the context of the surrounding residential, commercial, office, or industrial land uses.

Policy CD-1.3: Maintain a street landscape master plan that identifies species to be used along public streets throughout the City. A palette of trees and landscaping should be designed to allow for:

- Differentiation within key districts in the City, including Downtown, Sixth Street, North Main, and other locations.
- Differentiation at the street's key nodal intersections, entryways, and public places.
- Sustainable landscaping practices including but not limited to drought-resistant species.

Policy CD-1.5: Require developers of residential subdivisions to submit a landscape plan that defines a program of trees and plantings that uniquely identify streets, principal entries and intersections, and activity centers such as parks and community facilities.

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

Policy CD-2.1: Implement improvements at key entries into Corona from the SR-91 and I-15 corridors that provide a distinct sense of arrival and identity. These may include well designed signage, landscape, lighting, public art, monuments, fountains, structures, and other

elements that serve as visual landmarks. Common elements (graphics, signage, etc.) should be used to visually distinguish the location as a primary City entry.

Potential locations include the SR-91 interchanges at McKinley Street, Main Street, Grand Boulevard, Lincoln Avenue, Sixth Street, Serfas Club Drive-Auto Center Drive, and Green River Road, and the I-15 interchanges at Magnolia Avenue, Ontario Avenue, and Cajalco Road.

Policy CD-2.2: Coordinate the design of entry improvements with adjoining commercial and industrial property owners, where appropriate. Encourage the owners to incorporate landscape, signage, and architectural design elements in their projects that contribute to and complement the sense of entry from the freeways.

Policy CD-2.3: Continue to promote the establishment of entry monumentation to identify and convey a distinct sense of arrival to designated communities, districts, and neighborhoods in Corona.

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

Policy CD-3.3: Work with private developers and property owners to develop on-site project signage for identification, traffic direction and wayfinding, and parking that complements the City's design program, where appropriate.

Policy CD-3.4: Require that signage on private buildings be designed to exhibit a high quality of interest and visual appeal; be integrated into and reflect the building's architectural design character; and be sized to not overwhelm its scale and mass.

Goal CD-4: A network of trails and greenways that interconnect Corona's parklands, open spaces, and drainages that provide hiking and bicycle opportunities and access into surrounding open spaces and natural areas.

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

Goal CD-5: A city of well-designed residential neighborhoods, commercial districts and corridors, industrial districts, and civic places that are uniquely identifiable in their building form, public places, and landscapes, contributing to a high quality of life for residents and positive image for visitors to the City.

Policy CD-5.8: Require commercial and office centers to enhance their aesthetic quality, image, and "fit" with adjoining land uses. Elements may encompass site and entry identification by signage, landscape, or lighting; extensive on-site landscape; public art; improvements of abutting public streetscapes; and other amenities.

Policy CD-5.9: Require that the renovation of existing buildings and new construction within freeway-oriented and community-oriented commercial centers exhibit a high and distinctive level of architectural character and site design character by adherence to policies in the land use and community design elements and established design guidelines.

Policy CD-5.10: Require industrial projects to enhance their aesthetic quality, image, and "fit" with adjoining land uses. Elements may encompass site and entry identification by signage, landscape, or lighting; extensive on-site landscape; public art; improvements of abutting public streetscapes; and other amenities.

Policy CD-5.11: Require that the renovation of existing buildings and new construction within industrial and business parks exhibit a high level of architectural and site design character by adherence to policies in the land use and community design elements, and established design guidelines.

Goal CD-6: Develop and implement land use controls that preserve significant visual resources from potential loss or disruption.

Policy CD-6.1: Ensure unobstructed view corridors or viewsheds of the San Bernardino, Santa Ana, and San Gabriel Mountains, the Chino and La Sierra Hills, and other significant natural features from public spaces such as parks, termination of streets and community trails, community centers, and school properties, where feasible, as part of the design of development projects.

Policy CD-6.2: Require that project applicants identify and map all slopes greater than 15 percent on parcels within the City's hillside areas, referred to as the "Hillside Management District," in increments of 5 percent. Lands within this District shall be subject to administrative review to ensure that development is located and designed to reflect its distinct environmental and topographic characteristics consistent with the policies of this plan, under the provisions of a Hillside Development Ordinance.

Policy CD-6.3: Require that development in hillside areas with greater than 25 percent slope be clustered on the most gently sloping portions of the site, to the extent feasible, according to the following density limitations of the underlying land use plan designations.

Maximum Percentage of Site to be Graded	Maximum Percent of Allowable Density
40-44.9%	100%
45-49.9%	90%
50-54.9%	80%
55-59.9%	70%
60-64.9%	60%
65-69.9%	50%

70-74.9%	40%
75-79.9%	30%
80-84.9%	20%
85+%	10%

Policy CD-6.4: Require that projects be designed and sited to maintain the natural topographic, physiographic, and aesthetic viewshed characteristics of those features, utilizing the following conditions:

- Minimize the area and height of cuts and fills to the extent technically achievable, ensuring that slope tops and bottoms are rounded and facilitate a smooth and seamless transition where natural and built slopes intersect.
- Configure development sites to mimic predevelopment natural topography by clustering sites and individual units and avoiding extensive fragmentation of steep slopes, "stair stepping" and varying terraces of structures, and/or other design practices.
- Minimize the size of flat development pads in site grading to that necessary to accommodate the building footprint, a reasonable amount of useable outdoor space, and structural and site stability.
- Encourage building architectural design styles, forms and shapes, materials, and building siting to complement rather than visually dominate their landscape setting.
- Minimize the height of retaining walls, and design with smooth flowing forms that follow topography and with material colors and textures that blend in with the surrounding landscape.
- Plant hillside and canyon slopes with natural species of drought-tolerant plants to soften the visual impact of land grading, retaining walls, structures, and roads and maintain (to the extent feasible) natural vegetation.
- Restore disrupted vegetation, wildlife habitat, natural water courses, drainage swales, and other important viewshed features. Vegetation should be arranged in informal masses to create a textured slope characteristic of natural chaparral mountain slope terrain. (Imp 2)

Goal CD-7: Maintain, establish, develop, and protect the City's highways and corridors for scenic purposes.

Policy CD-7.2: Regulate new development, substantial rehabilitation, or renovation projects through provisions that require an analysis of impacts of development on the quality of the City's designated highways and corridors.

Policy CD-7.3: Prohibit installation or expansion of poles, billboards, and other above-ground appurtenances from detracting from the views along the City's scenic highways and corridors; phase out uses that impair scenic views.

4.1.5 PROJECT DESIGN FEATURES (PDF)

PDF AES -1: GRRSP as Amended: Proposed Amendment No.1 to the Green River Ranch Specific Plan (GRRSP) contains a number of development standards and design guidelines related to visual quality. Subsection 2.2 of the GRRSP indicates that grading activities associated with future development would be required to be conducted in a manner that closely resembles the natural terrain, and requires slopes to be landscaped in "natural-looking" arrangement in conformance with the City of Corona Landscape Design Guidelines. Subsection 3.3 establishes the development standards within the Specific Plan area, and identifies requirements for building setbacks, heights, lot coverage, and other Green River Ranch Visual Impact Analysis Page 12 requirements. Subsection 3.3 also includes supplemental standards intended to reduce adverse visual effects associated with future development of the Specific Plan area, and includes standards related to walls and fencing; signage; entry monumentation; parking; and off-street loading. Section 4.0 of the GRRSP includes design guidelines related to site planning; landscape architecture; entry treatments; parking areas; wildland/urban interface treatments; walls and fences; lighting; and architectural character. Future development on site would be required to comply with all applicable development standards and design guidelines as established by proposed Amendment No. 1 to the Green River Ranch Specific Plan.

PDF AES-2: Precise Plan No. 2020-0004: Precise Plan P2020-0004 outlines the proposed development of five (5) light industrial buildings within the Business Park Industrial land use designation across PAs 1, 2 , and 3. These buildings ranging from 86,600 to 296,737 square feet, are planned in accordance with PDF-1 with detailed site planning, architecture, landscaping, and signage. The grading plan involves creating a relatively flat (slightly sloping) building pads elevated above Green River Road, with manufactured slopes transitioning into the natural hillside. The exteriors of the industrial buildings will feature concrete tilt-up panels with varied roofline, glazing, stone veneer, and metal screening. Landscaping will comprise a mix of trees, shrubs, and groundcover, with specific species chosen for stability and aesthetics, and along the Project frontages, landscaping buffers will include a variety of tress. Roadway improvements and utility connections are planned as part of off-site improvements adjacent to the Project boundary.

PDF AES-3: Business Park Industrial Buildings Low Glare Windows: Windows to be used for the industrial buildings are to be clear anodized, where approved front glazed, aluminum mullion system with reflective blue/green glass.

4.1.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant visual quality impacts would occur if the proposed Project or any Project-related component would:

Threshold AES-1 Have a substantial adverse effect on a scenic vista?

Threshold AES-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Threshold AES-3 In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Threshold AES-4 Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

METHODOLOGY

There are no, locally designated or defined standards or methodologies for the assessment of aesthetic impacts. Consequently, the characterization of aesthetics can be highly subjective. Therefore, the evaluation of aesthetic resources in the built environment and natural landscape requires the application of a process that objectively identifies the visual features of the landscape and their importance, and the sensitivity of receptors that view them. The characterization of aesthetics involves establishing existing visual character of a project site and its surroundings, including resources and scenic vistas unique to the project area. Visual resources include existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), viewing points/locations, and existing sources of light and glare (e.g., nighttime illumination). Changes to the existing aesthetic environment that would result from implementation of the Modified Project are identified and qualitatively evaluated based on the modifications to the existing setting and the viewer's sensitivity that are associated with the proposed GRRSPA and BPI Industrial Development Project.

4.1.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
AES-1 Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
AES-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
AES-3 In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). In urbanized areas, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
AES-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact AES-1: Have a substantial adverse effect on a scenic vista?

Impact AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

A scenic vista is a view that possesses visual and aesthetic qualities of high value to the community. Scenic vistas can provide views of natural features or significant structures and buildings.

As previously depicted on Figure 4.1-1, under existing conditions the southern portions of the Modified Project site are undeveloped and contain large, visually prominent undulating hillsides that are covered with natural vegetation primarily composed of grasslands and low-lying scrub. The northern portions of the property contain more gently sloping topography, with large areas previously used for horse stables and grazing, along with two single-family residences. The northern portions of the property do not comprise a scenic vista as these areas are not highly visible from off-site locations and the prior horse operation has been terminated. The hillsides in the southern portions of the property are visually prominent and are a major component of the Modified Project's viewshed.

With implementation of the Modified Project, the northern half of the property (approximately 5.5 acres) would be developed with approximately 19,600 sf of General Commercial uses (PA 4), approximately 746,167 sf of BPI uses (PAs 1, 2, and 3) and up to 32 Estate Residential dwelling units (PA5). The southern half of the Modified Project (approximately 83.34 acres) in PA 6 is proposed for Open Space to be acquired by the RCA and would therefore remain undeveloped in perpetuity.

Development of the Modified Project would be required to comply with the development standards and design guidelines of the GRRSP as amended, while development within the BPI Development portions of the Project would also be required to comply with the site-specific components included as part of Precise Plan No. 2020-0004. The GRRSPA and Precise Plan No. 2020-0004 implement the City's General Plan policies related to aesthetics and comply with the City's Landscape Design Guidelines. Development in conformance with the GRRSPA and Precise Plan No. 2020-0004 would ensure that the property is developed in a manner that is consistent with applicable design guidelines in the GRRSPA and General Plan, ensuring scenic resources are unaffected by the development and the development is aesthetically compatible with the existing visual character of surrounding developed structures.

The northern 5.5-acre portion of the Modified Project site are planned for General Commercial land uses in PA 4. This portion of the Modified Project occurs at the property's lowest elevations and are not highly visible from off-site locations. This portion of the property is currently surrounded by the SR 91 freeway and railroad tracks to the north and Green River Road to the south. Additionally, lands to the east of this portion of the site are developed with business park and commercial retail uses, with residential and commercial uses occurring along the north side of SR 91. No specific development plans are proposed for this portion of the

Project site at this time, and future development of the General Commercial uses would be governed by the GRRSP as amended. Development of the General Commercial land uses would appear as a continuation of existing development patterns in the local area, and the proposed development would be visually compatible with the existing surrounding land uses. Additionally, due to the relatively low topography of this portion of the Project site as compared to surrounding areas, development of commercial retail uses as proposed would not obstruct any views of scenic resources, such as the existing hillforms in the southern portions of the site. Development of the proposed General Commercial land uses would not result in an adverse effect on any existing scenic vistas, and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Impacts would be less than significant, and no mitigation is required.

The Modified Project's proposed BPI land uses would occur in PAs 1, 2 and 3 on approximately 37.82 acres south of Green River Road in areas that largely contain gently sloping terrain. This portion of the site would be visible from areas to the north as well as from the existing residential homes to the east of the site. In order to visualize the appearance of the proposed Project, a series of renderings were prepared as depicted on Figure 4.1-2, Conceptual Rendering – Aerial Perspective and Figure 4.1-3, Conceptual Rendering – Westerly Perspective. The renderings were prepared only for the BPI Development proposed as part of Precise Plan No. 2020-0004. The renderings do not depict views of the General Commercial uses in the northern portions of the site, or the 32 Estate Residential uses proposed in PA 5 in the southern portions of the site, as there are currently no development plans proposed for these areas.

Figure 4.1-2 provides a conceptual depiction of the proposed BPI Development buildings proposed as part of Precise Plan No. 2020-0004. This conceptual rendering depicts views from an aerial perspective, looking south.

As shown in the figure, the northern portions of the BPI Development would be graded to provide level pads for development. Landscape buffers are proposed along manufactured slopes to the north of the proposed buildings. While grading would occur at the base of the prominent hillforms on site, the proposed slopes would be contour graded to match the existing topography of these hillforms, and the manufactured slopes would be landscaped with hydroseed and trees. The large hillforms in the southern 83.34 portions of the property proposed for Open Space would continue to be visible from off-site locations.

FIGURE 4.1-2: CONCEPTUAL RENDERING - AERIAL PERSPECTIVE



SOURCE: T&B PLANNING, INC., 2024.

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FIGURE 4.1-3: CONCEPTUAL RENDERING - WESTERLY PERSPECTIVE



SOURCE: T&B PLANNING, INC., 2024

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Figure 4.1-3 depicts views from the existing single-family residential neighborhood to the east of the BPI Development site, looking west. As shown from this perspective, the proposed BPI buildings would be visible from this location. As shown, the BPI development would not obstruct scenic vistas from this location. The hillsides in the southern portion of the Modified Project site would continue to be prominently visible from this location, and the proposed buildings would not obstruct distant views of the Chino Hills hillsides, which also are visible in the distance.

Figure 4.1-3 depicts views from the existing single-family residential neighborhood to the east of the BPI Development site, looking west. As shown from this perspective, the proposed BPI buildings would be visible from this location. As shown, the BPI development would not obstruct scenic vistas from this location. The hillsides in the southern portion of the Modified Project site would continue to be prominently visible from this location, and the proposed buildings would not obstruct distant views of the Chino Hills hillsides, which also are visible in the distance.

The conceptual renderings depicted on Figure 4.1-2 and Figure 4.1-3 demonstrate that development of the proposed BPI Development would not obstruct scenic vistas of the hillforms in the southern portions of the property, or distant views of the Chino Hills that are available from the existing single-family neighborhood to the east of the BPI Development site, and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Furthermore, and as previously noted, areas to the east and north of the BPI site are developed with a mixture of commercial retail, business park, and residential land uses, and the proposed BPI Development buildings would further existing development patterns in the local area. Development of the proposed BPI Development would not adversely affect scenic vistas in the area resulting in a less than significant impact and no mitigation is required.

The southern portion of the Modified Project is planned for development of up to 32 Estate Residential single-family dwelling units with a minimum lot size of 25,000 square feet in PA5. No specific development plans are proposed for this portion of the Modified Project site at this time. However, development throughout the GRRSP Planning Area would be required to comply with the development standards and design guidelines, of the GRRSP as Amended (PDF AES-1). Grading within this portion of the Modified Project would include the establishment of circulation access driveways and homesite pads for the planned 32 dwelling units. Future grading and development would be required to comply with the GRRSP, which includes requirements to ensure grading resembles the natural terrain as closely as possible.

Additionally, landscaping along manufactured slopes would be required to be planted in an informal, more natural-looking arrangement consistent with the City's Parks and Recreation Community Facilities District landscape design standards, to ensure sufficient plant coverage on the slopes, and to provide a transition between manufactured pads and natural hillsides. The

planned Estate Residential dwelling units and associated improvements would be visible from off-site locations; however, due to the low intensity of the proposed development and the design requirements of the GRRSP, the planned homes would not substantially impact views of the existing on-site hillsides from off-site locations.

Furthermore, the planned 32 single-family homes would not obstruct or detract from views of other off-site scenic resources within the existing viewshed as the PA's would be the southernmost development. Moreover, the planned single-family homes would be visually compatible with and less intense than the existing residential development to the east of the Project site. Therefore, within implementation of PDF AES-1, GRRSP as Amended, development of the planned 32 single-family homes would not result in a significant, adverse effect on a scenic vista, and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. As a result, impacts would be less than significant requiring no mitigation. Therefore, no new or substantially greater impacts related to scenic vistas or the existing visual character or quality of public views of the site and its surroundings would occur with implementation of the proposed Modified Project when compared to those identified in the 2001 EIR. The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

Impact AES-2: Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The 2001 EIR concluded SR 91 and Green River Road were not identified as a Scenic Highway or Corridor in the then current General Plan. The current General Plan identifies Palisades Drive and the segment of Green River Road between Palisades Drive and SR 91 as a City Designated scenic corridor, while SR 91 and SR 71 are identified as "State Eligible" scenic highways. Thereby, SR 91 and SR 71 are not officially designated as state scenic highways. Similar to the Approved Project, development of the Modified Project would be visible from these facilities. Nonetheless, potential visual effects to these facilities is provided as follows based on the Visual Impact Analysis prepared for the Modified Project assessed.

As previously depicted on Figure 4.1-3, the Modified Project site does not contain any visually prominent rock outcroppings, and there are no historic buildings on site. Numerous trees are scattered throughout the property, primarily in association with the existing single-family

homes in the northeastern portions of the property along the Dominguez Ranch Road frontage and the Green River Road frontage.

As previously discussed, the development of General Commercial uses in the northern portion of the Modified Project site (PA 4) is at a relatively low elevation compared to the surrounding area and completely surrounded by SR 91 and railroad tracks to the north, and Green River Road to the south. There are no scenic resources on this portion of the Modified Project site, such as prominently visible trees, rock outcroppings, or historic buildings. Impacts to scenic highways from development of the General Commercial uses in PA 4 would be less than significant.

Building elevations depicted on Figure 4.1-4 through Figure 4.1-9 from the Visual Impact Analysis visualize the effects of the proposed BPI buildings on Green River Road. The elevations depict street-level views of the BPI Development along Green River Road that is a City designated scenic corridor. As shown within these elevations, the proposed BPI buildings would be developed on level development pads, with manufactured slopes heavily landscaped with trees, shrubs, and groundcover designed to be a buffer between Green River Road and the proposed buildings.

The existing scattered trees onsite would be the only potential scenic resources on this portion of the Project site, however not visually prominent from off-site locations. As seen in Figure 4.1-10, Conceptual Landscape Plan, the existing trees would be replaced with ornamental tree species included as part of the BPI Development's conceptual landscape plan. Therefore, development of the proposed "Business Park Industrial" buildings would not substantially affect scenic resources visible from nearby scenic highways, and impacts would therefore be less than significant, and no mitigation is required.

Development of the 32 Estate Residential dwelling units in PA 5 would occur in the central portions of the property over approximately 20.39 acres, where there are no visually prominent trees. Although this portion of the property would be visible from off-site locations, the general appearance would continue to be dominated by the existing hillsides and natural vegetation. Therefore, development of PA 5 would not substantially damage scenic resources visible from nearby City Designated scenic corridors or State Eligible scenic highways, and impacts would be less than significant.

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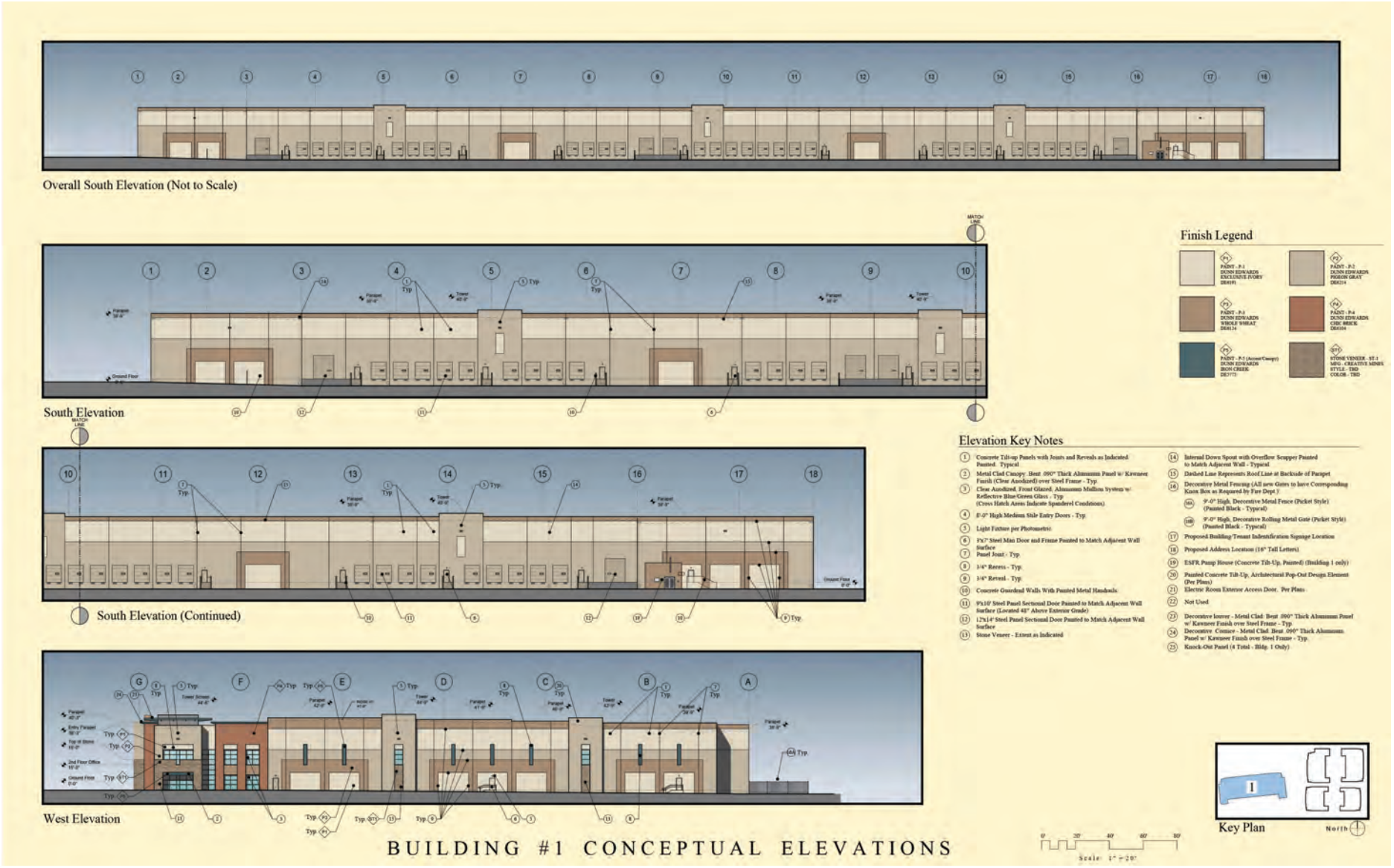
FIGURE 4.1-4: BUILDING 1 ELEVATIONS (1 of 2)



SOURCE: BASTIEN AND ASSOCIATES INC., 2024.

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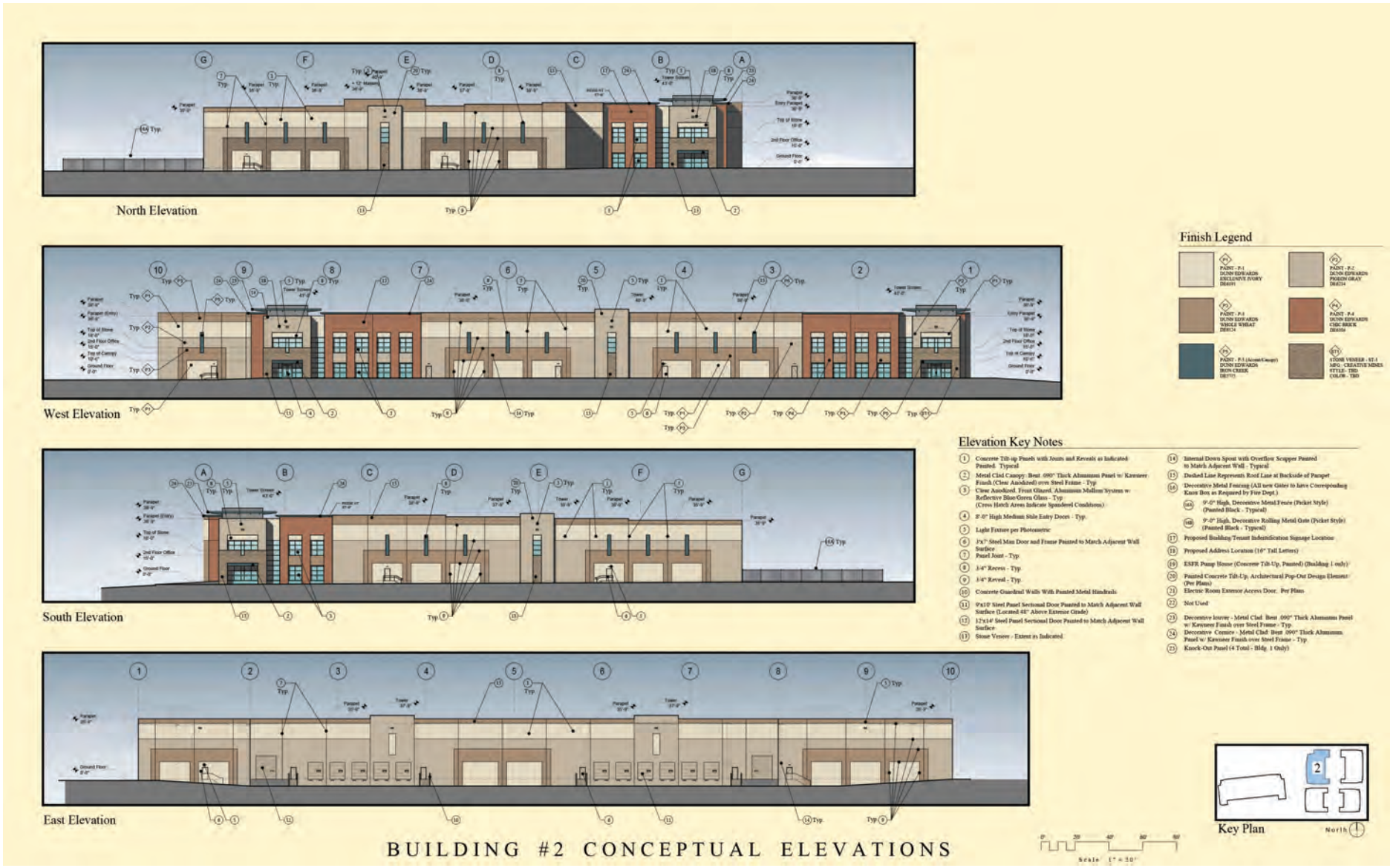
FIGURE 4.1-5: BUILDING 1 ELEVATIONS (2 of 2)



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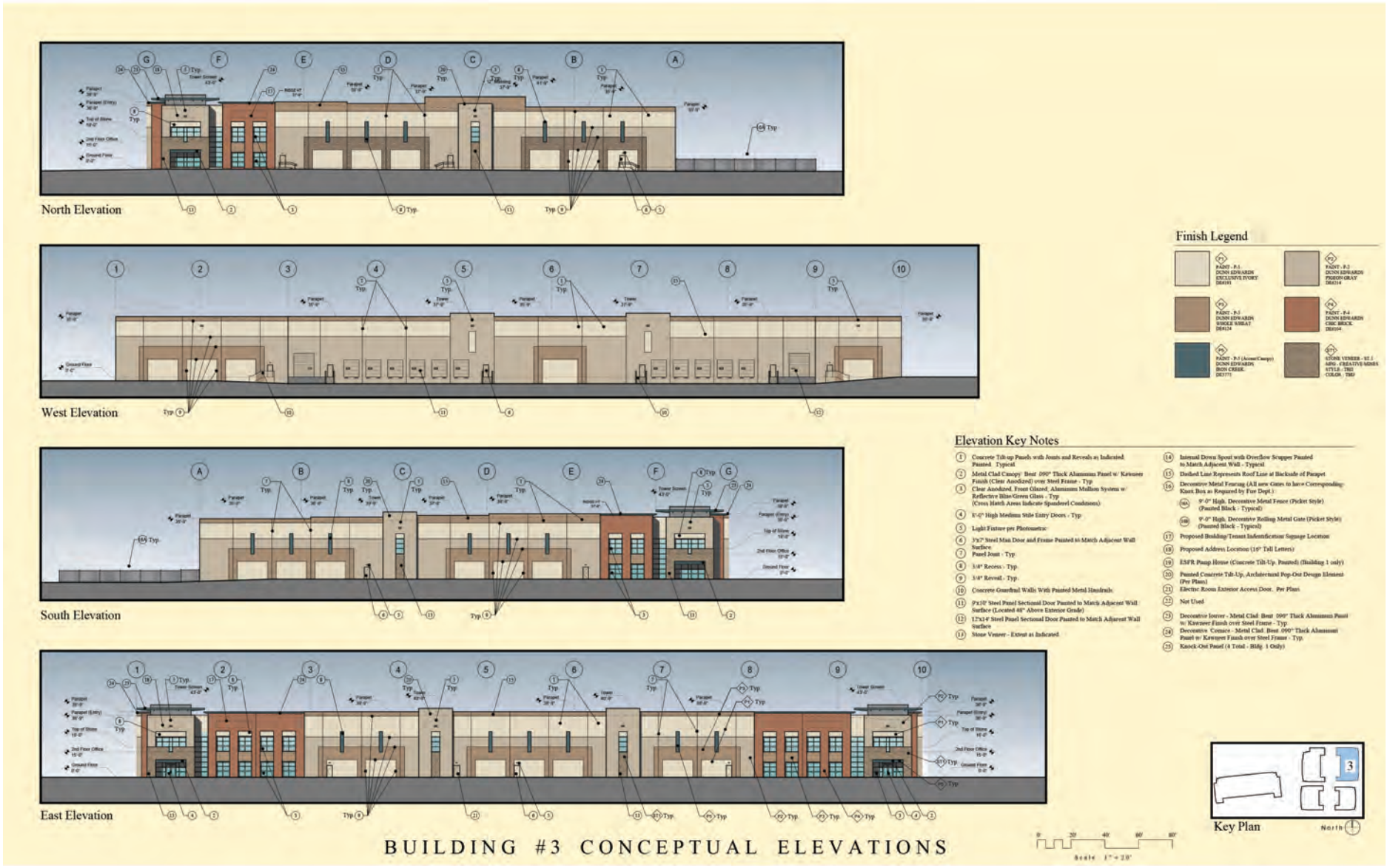
FIGURE 4.1-6: BUILDING 2 ELEVATIONS



SOURCE: BASTIEN AND ASSOCIATES INC., 2024.

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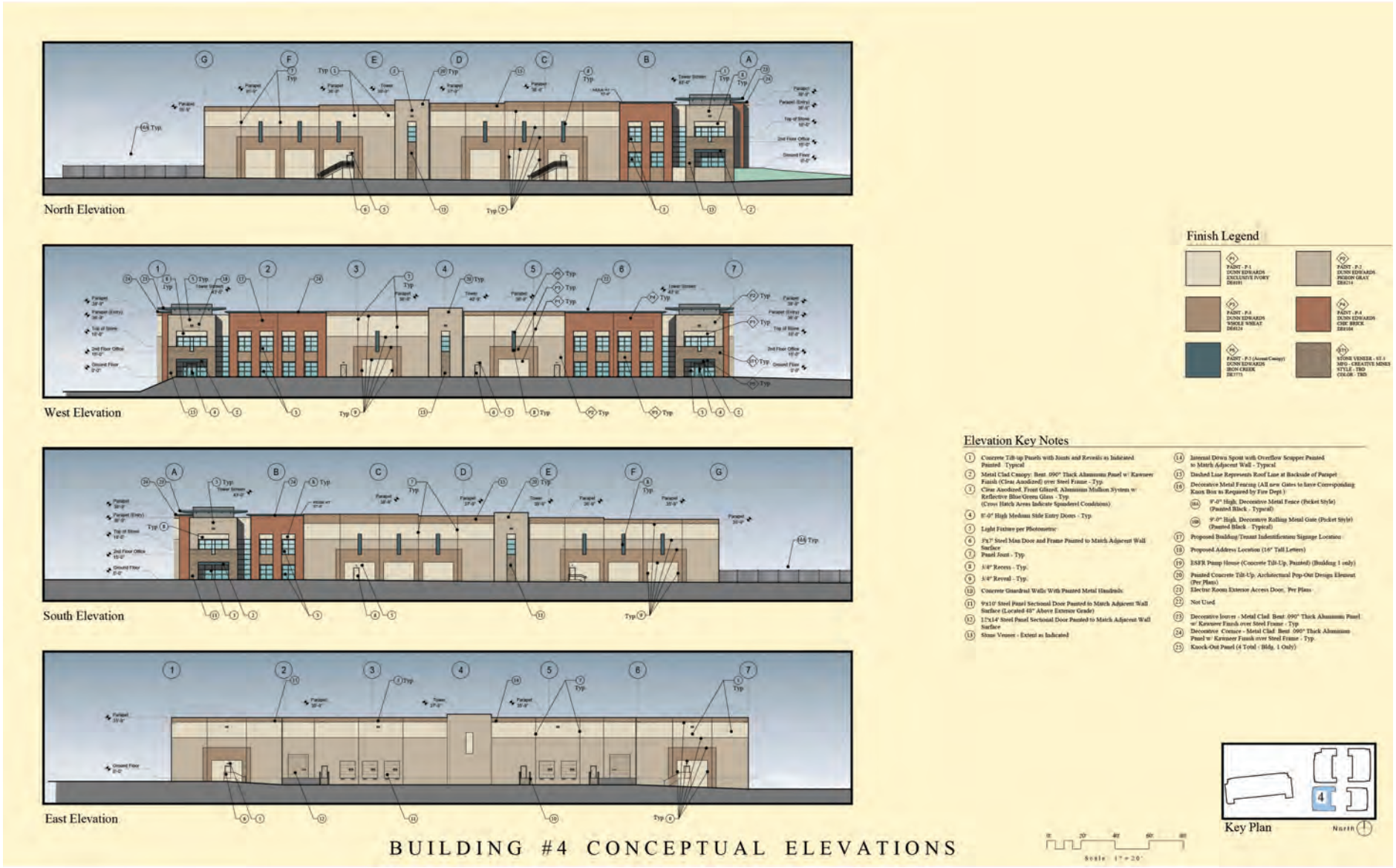
FIGURE 4.1-7: BUILDING 3 ELEVATIONS



SOURCE: BASTIEN AND ASSOCIATES INC., 2024.

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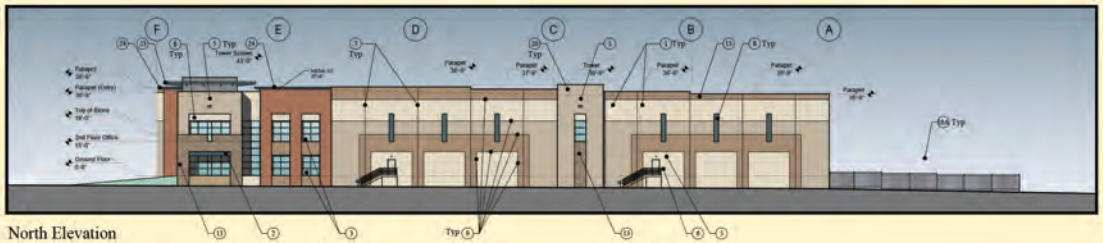
FIGURE 4.1-8: BUILDING 4 ELEVATIONS



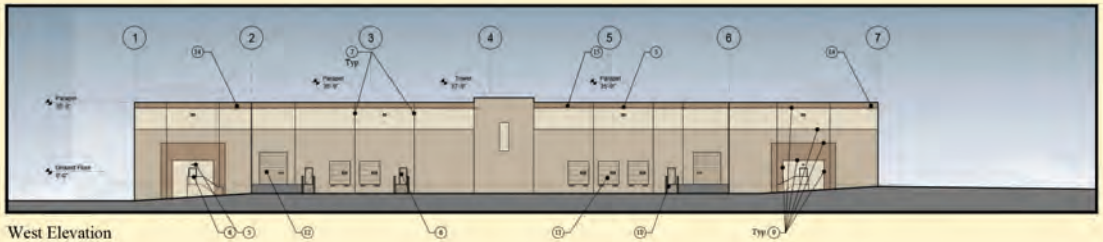
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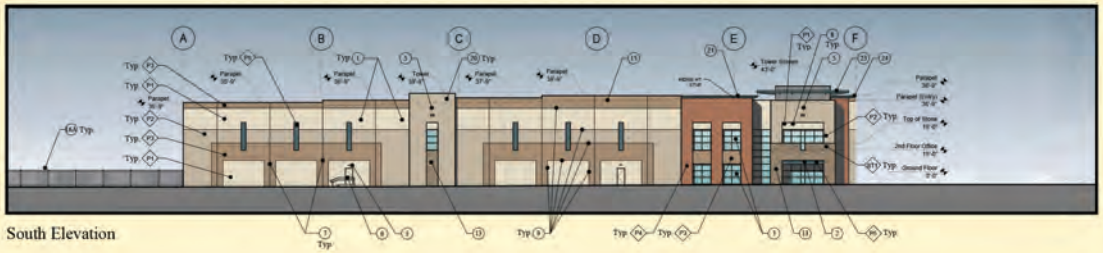
FIGURE 4.1-9: BUILDING 5 ELEVATIONS



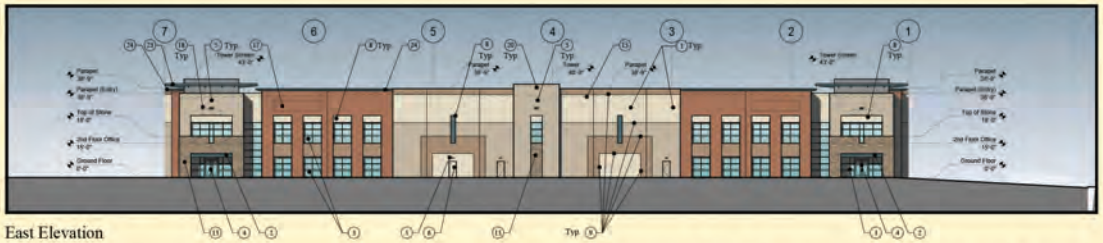
North Elevation



West Elevation



South Elevation



East Elevation

Finish Legend

Elevation Key Notes

1. Concrete Tilt-up Panels with Joints and Reveals as Indicated. Painted - Typical
2. Metal Clad Canopy: Bent .090" Thick Aluminum Panel w/ Kawneer Finish (Clear Anodized) over Steel Frame - Typ.
3. Clear Anodized, Front Glazed, Aluminum Mullion System w/ Reflective Blue/Green Glass - Typ. (Cross Hatch Areas Indicate Spandrel Conditions)
4. 8'-0" High Medium Stile Entry Doors - Typ.
5. Light Fixture per Photometric
6. 1'x7' Steel Man Door and Frame Painted to Match Adjacent Wall Surface
7. Panel Joint - Typ.
8. 1/4" Recess - Typ.
9. 1/4" Reveal - Typ.
10. Concrete Guardrail Walls With Painted Metal Handrails
11. 9'x10' Steel Panel Sectional Door Painted to Match Adjacent Wall Surface (Located 48" Above Exterior Grade)
12. 12'x14' Steel Panel Sectional Door Painted to Match Adjacent Wall Surface
13. Stone Veneer - Extent as Indicated
14. Internal Down Spout with Overflow Scupper Painted to Match Adjacent Wall - Typical
15. Dashed Line Represents Roof Line at Backside of Parapet
16. Decorative Metal Fencing (All new Gates to have Corresponding Knox Box as Required by Fire Dept.)
    - 16A. 9'-0" High, Decorative Metal Fence (Picket Style) (Painted Black - Typical)
    - 16B. 9'-0" High, Decorative Rolling Metal Gate (Picket Style) (Painted Black - Typical)
17. Proposed Building/Tenant Identification Signage Location
18. Proposed Address Location (16" Tall Letters)
19. ESFR Pump House (Concrete Tilt-Up, Painted) (Building 1 only)
20. Painted Concrete Tilt-Up, Architectural Pop-Out Design Element (Per Plans)
21. Electric Room Exterior Access Door. Per Plans
22. Not Used
23. Decorative louver - Metal Clad: Bent .090" Thick Aluminum Panel w/ Kawneer Finish over Steel Frame - Typ.
24. Decorative Cornice - Metal Clad: Bent .090" Thick Aluminum Panel w/ Kawneer Finish over Steel Frame - Typ.
25. Knock-Out Panel (4 Total - Bldg. 1 Only)

Key Plan

BUILDING #5 CONCEPTUAL ELEVATIONS

SOURCE: BASTIEN AND ASSOCIATES INC., 2024.

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FIGURE 4.1-10: CONCEPTUAL LANDSCAPE PLAN



SOURCE: T&B PLANNING, INC., 2024.

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As stated in the Visual Impact Analysis, the Modified Project would result in a substantial change in the visual character of the property. However, with mandatory compliance of the GRRSP development standards and design guidelines (PDF AES-1), and the site-specific development plans included as part of Precise Plan No. 2020-0004 (PDF AES-2), such compliance would ensure that the Modified Project's aesthetic design would be aesthetically pleasing and would not substantially damage scenic resources visible from nearby scenic highways. Accordingly, impacts would be less than significant, and no mitigation measures would be required.

Therefore, no new or substantially greater impacts related to scenic resources as viewed from a scenic highway would occur with implementation of the proposed Modified Project when compared to those identified in the 2001 EIR. The proposed Modified Project's impacts are consistent with those identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measure

No mitigation required.

IMPACT AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As described in the Visual Impact Analysis, the entire Modified Project site (approximately 160 acres) is largely vacant and undeveloped with the exception of the disturbance from the prior equestrian uses and therefore contains no sources of artificial lighting. Implementation of the Modified Project would result in the introduction of new lighting elements to illuminate parking areas, truck docking areas, commercial signage, and building entrances. Lighting elements primarily would be associated with the General Commercial land uses and BPI Development proposed in the northern portions of the site in PAs 1 through 4. Lighting within the planned Estate Residential uses in the southern portions of the site would be minimal and would be limited to residential landscape and safety lighting and lightning from the exterior and interior of the planned residential homes.

Lighting elements on site would be governed by applicable provisions of the City's Municipal Code (CMC). Specifically, Chapter 17.84 of the City's Municipal Code requires that "[a]ll areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses and open space." In addition, Chapter 17.76 of the City's Municipal Code requires that "[a]ll outdoor lighting within parking areas shall be designed and arranged with the approval of the City Engineer to restrict to a minimum the

effects of stray light on adjacent property and city streets." Such requirements were also stated in the previously certified mitigation measures MM 4.6.1M through MM 4.6.1O.

In order to show compliance with the CMC, the BPI Development's Precise Plan application materials include photometric plans showing anticipated lighting levels depicted on Figure 4.1-11, Site Photometrics – Building 1, and Figure 4.1-12, Site Photometrics – Buildings 2, 3, 4 and 5.

The photometric plans demonstrate that proposed lighting associated with the BPI Development would not expose neighboring properties to excessive lighting levels and would not generate lighting levels that could adversely affect daytime or nighttime views in the local area. Photometric plans also would be required in the future prior to development within the General Commercial planned uses in PA 4, which would be required to demonstrate that lighting levels would not adversely affect daytime or nighttime views in the local area. For this reason, the Modified Project's impacts due to the creation of new sources of substantial light that could adversely affect day or nighttime views in the area would be less than significant with implementation of the GRRSP.

With respect to glare, a majority of the building elements proposed for the BPI Development would consist of tilt-up concrete panels containing ancillary office uses with glass elements. Similarly, glass elements would be used in the planned General Commercial buildings and Estate Residential structures eventual development in PAs 4 and 5. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass elements for the proposed industrial buildings would be low-reflective. Areas proposed for window glazing also would be limited in the BPI Development, as proposed on the application materials and described previously as Project Design Feature, PDF AES-3. The potential for glare would also be further reduced due to landscaping and perimeter walls and fencing associated with the BPI Development. With implementation of PDF AES-3, and MM 4.1.6M through MM 4.1.6O and compliance with the CMC, glare impacts from proposed building elements would be less than significant.

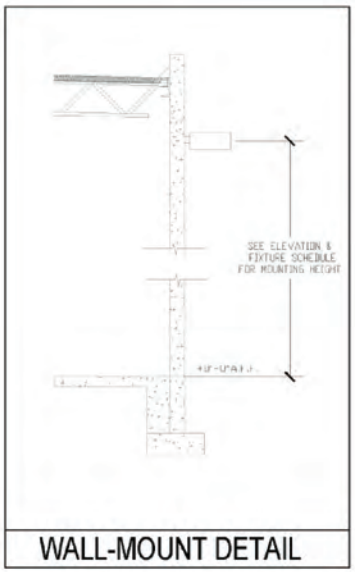
Therefore, no new or substantially greater impacts related to glare would occur with implementation of the proposed Modified Project when compared to those identified in the 2001 EIR. The proposed Modified Project is consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measure

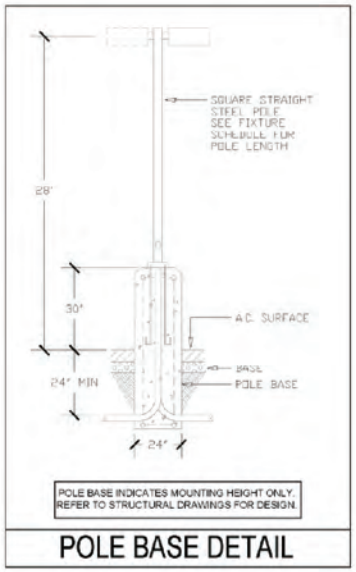
The following Mitigation Measures from the previously certified 2001 EIR are applicable to the Modified Project are shown below and further described in detail in Section 4.1.9:

- **MM 4.6.1M Visual Intrusiveness of Development**, through **MM 4.6.1O**

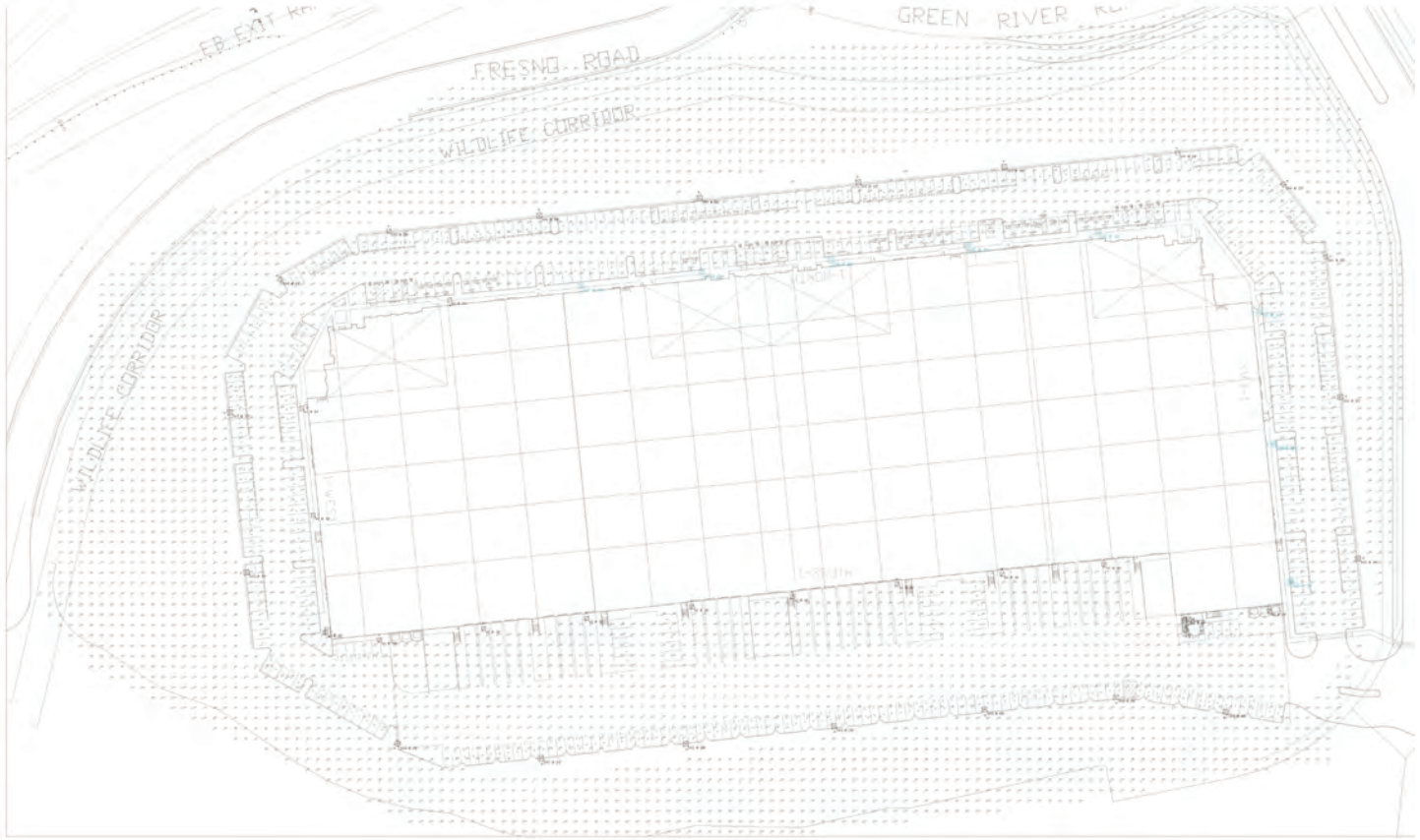
FIGURE 4.1-11: SITE PHOTOMETRICS - BUILDING 1



WALL-MOUNT DETAIL



POLE BASE DETAIL



Schedule

Symbol	Label	Image	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	W2		8	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-080LED-MW01 525mA NW WALL MT AT 30 FT AFG BUG B3 U0 G3	CAST BLACK PAINTED FINISH METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-III-W-080LED-525mA-NW.ies		1	0.9	129.4
	W1		14	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-080LED-700mA-NW-MW01 BUG B3 U0 G3 WALL MT AT 30 FT AFG	CAST BLACK PAINTED FINISH METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-IV-080LED-700mA-NW.ies	2915	1	0.9	173.6
	SA3		19	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-080LED-525mA-NW-HS POLE MT AT 28 FT AFG BUG RATING B1 U0 G3	CAST BLACK PAINTED FINISH METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-III-W-867-BRLED-525mA-NW-HS.ies		1	0.9	129.4
	SA4		3	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-FT-80LED-525mA-MW01 NW-HS POLE MT AT 20 FT AFG BUG RATING B1 U0 G3	CAST BLACK PAINTED FINISH METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	VLL-PLED-IV-FT866-BRLED-525mA-NW-HS.ies		1	0.9	129.4

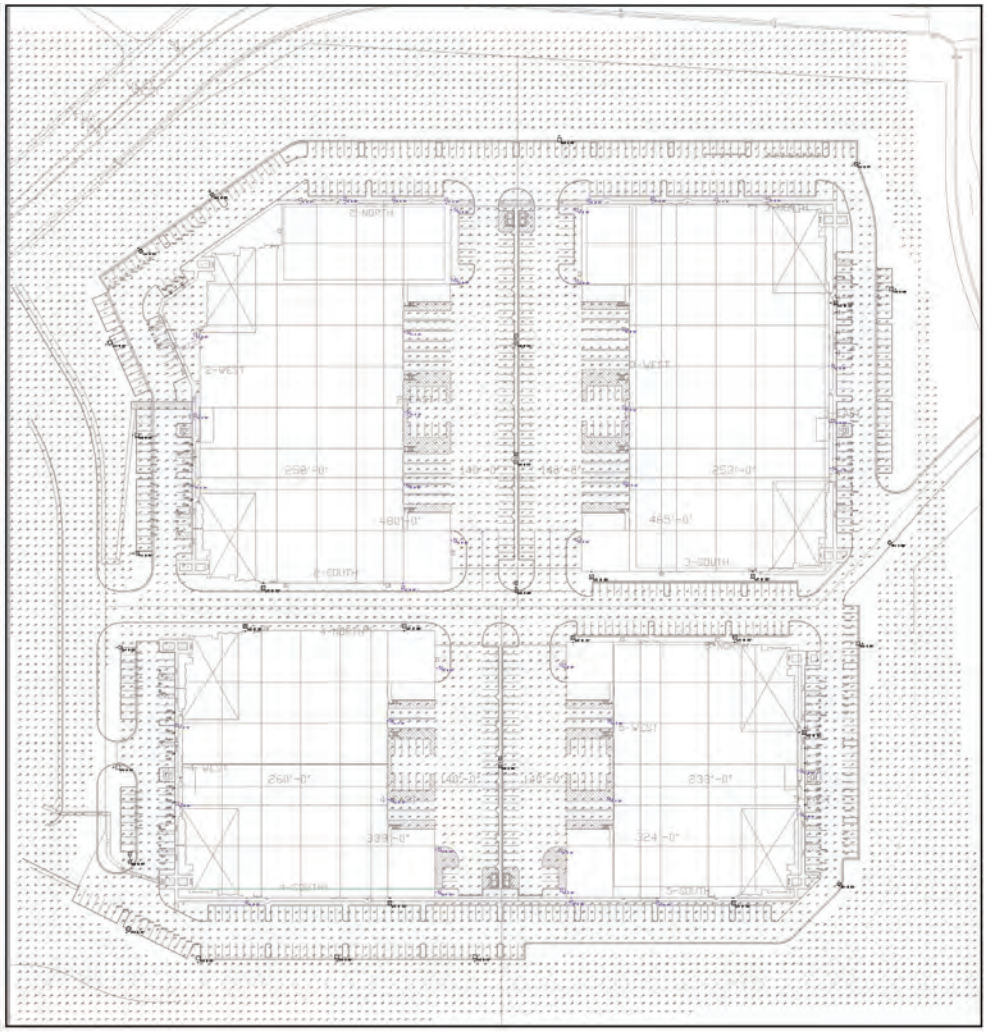
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2		0.1 fc	16 fc	0.0 fc	N/A	N/A
Calc Zone #3		2.8 fc	46 fc	0.9 fc	51.1	2.8:1

SOURCE: BASTIEN AND ASSOCIATES, INC., 2021

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FIGURE 4.1-12: SITE PHOTOMETRICS - BUILDINGS 2, 3, 4, & 5

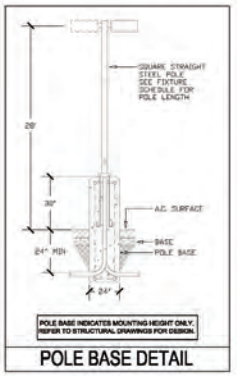


Luminaire Schedule

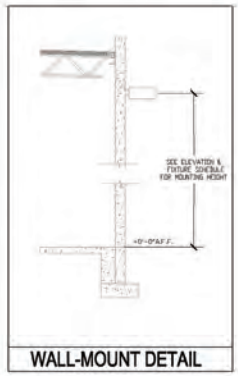
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	SA2	5	VLL-PLED-V3Q-W-80LED--525mA-NW-MM511 POLE MT AT 28 FT AFG BUG RATING B5 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	232.2484	0.9	258.8
	W1	44	VLL-PLED-IV-80LED-700mA-NW-MM511 BUG B3 U0 G3 WALL MT AT 30 FT AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	296.2634	0.9	173.6
	SA3	10	VLL-PLED-III-W-80LED-525mA-NW-HS POLE MT AT 28 FT AFG BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	166.6557	0.9	129.4
	W2	11	VLL-PLED-III-W-80LED-1050mA-NW WALL MT AT 30 FT AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	367.1778	1	256.4
	SA4	7	VLL-PLED-IV-FT-80LED-525mA-MM511 NW-HS POLE MT AT 28 FT AFG BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	166.3443	0.9	129.4

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	N/A	0.0 fc	N/A	N/A	N/A
Calc Zone #3	+	N/A	0.0 fc	N/A	N/A	N/A



POLE BASE DETAIL



WALL-MOUNT DETAIL

SOURCE: BASTIEN AND ASSOCIATES, INC., 2021.

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4.1.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. As concluded in the preceding analysis, the Modified Project would not change the significance of Aesthetic impacts as compared to the prior 2001 EIR.

The cumulative aesthetics study area for the GRRSP Planning Area is the viewshed from public areas that can view the Project site and locations that can be viewed from the Project site. Consistent with the conclusions in the prior EIR, there are currently no cumulative projects as referenced in Section 2.0 in the vicinity of the GRRSP Planning Area whose impacts would intermingle with the Modified Project and create a cumulatively significant impact related to scenic views, vistas or resources. The Modified Project Site, including the proposed BPI Development and the balance of planned land uses in PAs 4 and 5 would be developed in accordance with the GRRSP as amended, resulting in the development of the planned General Commercial and Estate Residential uses.

Consistent with the conclusions in the prior EIR, there are no cumulative projects in the vicinity whose impacts would intermingle with the Modified Project and create a cumulatively significant degradation of the existing visual character of the site and surroundings. Consistent with the conclusions in the prior EIR, there are no cumulative projects in the vicinity whose impacts would intermingle with the Modified Project that would create cumulatively significant light and glare impacts.

In summary, the Modified Project would not create a cumulatively significant Aesthetic impact similar to the conclusions for the Approved Project as identified in the prior EIR. With implementation of the specific Mitigation Measures from the prior EIR, Project Design Features associated with the GRRSP design guidelines and development standards (i.e., PDF AES-1) and the specific design elements for the BPI Development as contained in the Precise Plan application materials (i.e., PDF AES-2), plus compliance with the City's Municipal Code and General Plan standards, of the Modified Project in combination with other projects in the area would not result in significant impacts associated with scenic views, scenic resources, degradation of the site or surroundings, or introduction of substantial new source of light and glare.

4.1.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

The following mitigation measures are related to aesthetics were included in the certified 2001 EIR.

4.6.1A: **Visual Intrusiveness of Development:** The visual intrusiveness of development shall be minimized. Rather than relying on substantial landform

modification to create artificial building pads, new development shall be designed to fit quietly into the natural character of the area.

- Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.
- Site design should utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain.
- Allow for different lot shapes and sizes, as well as the provision of split development pads, with the prime determinant being the natural terrain. Within the lower elevations of PA 5, allow flag lots in areas where it is demonstrated that the end result is the preservation of natural topography by minimizing grading, and if the lot can be designed to provide adequate visibility for emergency vehicle response.
- Structures shall be sited in a manner that will:
  a) fit into the hillside's contour and relate to the form of the terrain;
  b) retain outward views from the maximum number of units while maintaining the natural character of the hillside;
  c) preserve vistas of natural hillside areas and ridgelines from public places and streets; and
  d) preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.
- Streets should follow the natural contours of the hillside to minimize cut and fill. Streets may be split into two, parallel one-way streets (thereby effectively functioning as a two-way street with a median) in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated, subject to City Engineer approval, to reduce required grading.
- Driveways which serve more than one lot (when approved by the Fire Department), as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving, and site disturbance.
- Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of

permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines, and scenic areas, including the retention of protected open space areas. Clustering is not be used to increase the overall density of an area beyond that which is otherwise permitted by the Specific Plan, nor is clustering to be used to create suburban style subdivisions within the Specific Plan area. All development, including clustered development is to be rural in character.

a) The location of clustered units is to be restricted to portions of a site with less than a 35 percent actual slope.

b) Clustered development must preserve open space in its natural state. Adequate legal provisions shall be made during additional environmental review of any clustered development projects to ensure the preservation of open space areas in perpetuity.

- The use of retaining walls and structures is encouraged when it significantly reduces site grading. Except where employed to facilitate construction of a residential dwelling, retaining structures shall be located and restricted to 4 vertical feet in height so that they do not become a dominating visual feature. When taller retaining structures are built to accommodate a single family dwelling unit, the retaining structure should be located behind the dwelling so as to be screened from view by the home.
- Where retaining walls face or will be visible from public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.

  a) Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.

  b) The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.

- Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of 30 feet in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes.
- Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character.
- Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

- Wall surfaces facing towards viewshed areas shall be minimized through the use of homes placed on split pads, setbacks, roof pitches, and landscaping.
- Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.
- Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms that will attract attention by not relating to other elements in the neighborhood is to be avoided.
- As part of submittal requirements for tentative tract and parcel maps within PA 5, require that building pads be identified for all proposed development, that tentative maps identify the type of construction (e.g., slab-on-grade, post and beam, etc.), and that tentative maps establish a three-dimensional building envelope for each dwelling.
- Overhead utilities (e.g., electrical, telephone, etc.) should only be permitted under the following circumstances:
  a) within the right-of-way of roadways connecting development areas;
  b) within the rights-of-way of roadways where all lots are 5 acres in size or greater.

In cases where aboveground utilities are permitted within the right-of-way of a roadway, connections to individual dwellings shall be underground. Utilities shall continue to be underground within subdivisions and parcel maps along roadways serving parcels smaller than 5 acres, as currently required. Where overhead utilities are permitted, their adverse visual impact on surrounding properties is to be mitigated through sensitive placement. Clear cutting of vegetation for an overhead utility corridor shall not be permitted.

4.6.1B: The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation. It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable Fire Department brush clearance requirements.

4.6.1C: Planting along the slope side of development shall be designed to allow controlled views out, yet partially screen and soften the architecture. In general, 50 percent screening of new structures with plant materials should be accomplished.

4.6.1D: Trees and shrubs are to be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of long, steep slopes.

4.6.1E: To protect the public health and safety, development within PAs 1, 5, and 6 shall ensure the ongoing maintenance of manufactured slopes.

4.6.1F: Development within hillside areas shall be conditioned upon the following:

a) Where a manufactured slope over 5 feet in height is created in order to develop a single family dwelling, landowners should be required to record a deed restriction which provides an acknowledgment of the existence of the manufactured slope, requires that such slope be maintained by landowner, and indemnifies the City from damages should the slope fail in the future.

b) In the case of a parcel map or tentative tract map, a declaration of covenants, conditions, and restrictions shall be prepared and recorded providing for the development and maintenance of manufactured slopes over 5 feet in height, and indemnifying the City from damages should the slope fail in the future

4.6.1G: In addition, the applicant for such a land division or subdivision shall include a program and/or make provision for staff for preventive maintenance of manufactured slope areas in excess of 5 feet in height. Such program must be approved prior to approval of a final map, and shall include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions, and restrictions.

4.6.1H: A minimum five-year revegetation monitoring and maintenance program is to be required for all development requiring slope bank and/or habitat vegetation. The revegetation monitoring program shall include monthly inspection for months 1 through 12, quarterly inspection for months 12 through 36, and semi-annual inspection for months 36 through 60. Inspections shall be performed by a qualified botanist subject to City approval.

4.6.1I: Primary ridgelines should be protected from any construction activities including, but not limited to roads, structures, water tanks, antennae, utilities, etc. so as to maintain a natural skyline.

4.6.1J: New parcels that have, as their only feasible building site, a primary ridgeline shall not be created. Where the only feasible building site within an existing parcel is on a primary ridgeline, the structure shall be sited at the lowest possible elevation on the site, and along the least visible portion of the ridge upon which a structure can feasibly be constructed.

4.6.1K: Where development is proposed to occur adjacent to a primary ridgeline (a ridge which is visible against the sky as viewed from a public street), it should be set back a sufficient distance so as to be located below the ridgeline. The intent of this requirement is to maintain a natural skyline.

4.6.1L: Planting shall be used along recontoured secondary (non-skyline) ridges to recreate a natural silhouette, and to act as a backdrop for structures. Trees shall be planted to create a continuous linear silhouette since gaps in the planting will not give the desired effect.

4.6.1M: Sources of lighting within the Specific Plan area should be limited to the minimum standard to ensure safe circulation and visibility.

4.6.1N: Street lighting should be limited to intersections and other locations needed to maintain safe access (e.g., sharp curves).

4.6.1O: Exterior lighting for buildings should be of a low profile and intensity.

4.6.2A: **Access:** Roadways within PA 5 should provide for minimum safe passage of two cars along a paved road section, except in limited circumstances. Within the upper elevations of PA 5, a further reduction in required roadway width for private roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density permitted by the Specific Plan, and where not providing such a reduction would effectively preclude access may be permitted upon the approval of the City Engineer. For such roadways, a curb-to-curb width which does not allow for passage of two vehicles (minimum 16 feet, measured edge-to-edge) for a distance of up to 150 feet in any one segment may be permitted upon the approval of the City Engineer.

Where such a reduction in roadway width is permitted, owners whose land is served by such a roadway should be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction that prohibits further subdivision of the property, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the City or any other service provider against any liability regarding emergency or non-emergency vehicle access.

4.6.2B: Roadway grades and curves should accommodate safety and emergency vehicles. Existing roadway grade standards shall be applied to all proposed subdivisions and parcel maps. However, the City Engineer may grant exceptions to existing roadway standards for grades and curves where, in his judgement, existing or future access cannot reasonably meet such standards. These exceptions are to be limited to providing access to a single family dwelling on an existing lot of record along roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density in the Specific Plan, and where not providing such an exception would effectively preclude access to an existing lot of record.

Where the City Engineer grants an exception to roadway grade standards, owners whose land is served by such a roadway will be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners and/or developer will be required to record a deed restriction at the time of tract map recordation that prohibits further subdivision of the property, and provides an acknowledgment of this special circumstance.

Such owners will also be required to indemnify the City or any other service provider against any liability regarding emergency or non-emergency vehicle access.

4.6.2C: The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the rural character of PA 5. Require the provision of concrete curbs and gutters to the portions of PA 5 area where they are needed to prevent erosion, as determined by the City Engineer. Within PA 5, rolled curbs are to be the preferred road edge along paved roads where such curbing will be adequate to contain drainage and prevent erosion.

4.6.3A: **Preservation of Open Space:** Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural condition. Manufactured slopes shall be landscaped or revegetated with natural or naturalized, fire-resistant vegetation.

4.1.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No new mitigation measures related to aesthetics are required.

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4.2 AGRICULTURAL AND FORESTRY RESOURCES

4.2.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing agricultural and forest resources within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to agricultural and forest resources from implementation of the Modified Project in comparison to the Approved Project. No NOP comment letters, or Scoping Meeting comments were received pertaining to this topic.

4.2.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would not impact Agricultural Resources. Although impacts related to forest resources were not analyzed in the 2001 EIR because CEQA guidelines at that time did not require such discussion, impact to forest resources will be analyzed below.

The Approved Project impact analysis related to Agricultural Resources as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows.

a) Affect agricultural resources or operations? (Land Use and Planning)

The 2001 EIR concluded the Approved Project would produce no impacts to agricultural resources. At that time, the northern portion of the site south of Green River Road was being used for horse boarding with several pens and corrals located in the northwestern portion of the property. Implementation of the Approved Project would necessitate the removal of the horse boarding activities and associated structures and equipment. Impacts were considered be less than significant. Similar to existing conditions, the Project site was not being used for the production of agricultural crops and does not otherwise contribute to the agricultural productivity of the immediate area, City, region, or state. As the response concluded, the proposed Project would not have an impact on either agricultural production or resources.

Cumulative Impacts

Because the proposed Project would not have an impact on either agricultural production or resources, it can be concluded cumulative impacts would be less than significant as there were no other development projects that would produce impacts that would comingle with those from the Approved Project creating a significant agricultural impact over and above those at the Project level. Therefore, cumulative were determined to be less than significant.

4.2.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area encompasses the area adjacent to Green River Road, east of the SR-91/Green River Road interchange and west of Dominguez Ranch Road. The Project site is largely undeveloped. However, the site is surrounded by residential development to the north (beyond the SR-91), vacant and disturbed land to the south, residential and commercial development to the east, and vacant and disturbed land to the west. Vacant areas are mostly covered with native vegetation, much of which consists of low-lying scrub. Elevations on site range from 1,110 feet in the southwestern corner of the property to 515 feet in the northeastern corner of the property.

The southern portion of the property is in an undeveloped natural condition dominated by rugged hillside terrain of the Santa Ana Mountains vegetated by grass, brush, scrub, and chaparral. Due to the topography of the property, development has been limited to the northern portion of the Specific Plan area. The eastern portion of the GRRSP Planning Area is occupied by two single-family residences. Several equestrian stables, one above water reservoir and a concrete lined stormwater basin related to prior horse boarding operations remain on-site.

The current Farmland Monitoring and Mapping Program (FMMP) map identifies the Project site, which consists of the ±160-acre Project site as having the following designations:

Grazing Land: Existing vegetation is suited to the grazing of livestock.

Urban and Built-up Land: Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

Other Land: land not included in any other mapping category. Examples include low density rural developments.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

The Project site does not contain any land defined as prime or farmland of statewide importance, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or land zoned Timberland Production (as defined by Government Code section 51104(g)).

4.2.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.2.5 EXISITNG REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGUALTIONS

There are no federal regulations that apply to the Modified Project.

STATE REGULATIONS

California Land Conservation Act (CLCA)

The CLCA of 1965, also known as the Williamson Act (California Government Code § 51200, et seq.), enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Pursuant to California Government Code § 51230, counties and cities may establish Agricultural Preserves, which define boundaries of those areas within which the city or county will be willing to enter into contracts pursuant to the CLCA. Contracts pursuant to the CLCA are only allowed for areas within established Agricultural Preserves. Agricultural Preserves generally must be at least 100 acres in size; however, a city or county may allow for lesser acreage if a finding is made that the characteristics of the agricultural enterprises in the area are unique and that the establishment of preserves of less than 100 acres is consistent with the general plan of the county or city. Once established, land uses within an Agricultural Preserve must be agricultural in nature, or other such uses that are not incompatible with agricultural uses. (CDC, 2019; CA Legislative Info, n.d.)

Farmland Mapping and Monitoring Program (FMMP)

The goal of the CDC's FMMP is to provide consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. To meet this goal, the FMMP's objective is to provide maps and statistical data to the public, academia, and local, state, and federal governments to assist them in making informed decisions for the best utilization of California's farmland. The FMMP was established in 1982 in response to what was by then a critical need for data on the nature, location, and extent of farmland, grazing land, and urban built-up areas in the State. California Government Code § 65570 mandates FMMP to biennially report to the Legislature on the conversion of farmland and grazing land, and to provide maps and data to local government and the public. The FMMP was also directed to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands. It was the intent of the Legislature and a broad coalition of building, business, government, and conservation interests that FMMP be non-regulatory, and provide a consistent and impartial analysis of agricultural land use and change in California. With this in mind, FMMP provides basic data from which observations and analyses can be made in the land use planning process. Pursuant to the FMMP, all lands

within California are classified into one of seven map categories, as previously summarized in subsection 4.2.1. (CDC, 2004)

California Forest Practice Act

The California Department of Forestry and Fire Protection (CAL FIRE) enforces the laws that regulate logging on privately-owned lands in California. The Forest Practice Act was enacted in 1973 to ensure that logging is done in a manner that will preserve and protect fish, wildlife, forests and streams. The State Board of Forestry and Fire Protection (BFFP) enacts and enforces additional rules to protect these resources. (CAL FIRE, n.d.)

REGIONAL REGULATIONS

There are no regional regulations that apply to the Modified Project.

LOCAL REGULATIONS

Corona Municipal Code

The City of Corona's Municipal Code has an Agricultural zone defined by Chapter 17.06 and two overlay zones of Agricultural Products (AP) and Animal Keeping and Agricultural Operation (AA), defined by Chapter 17.62 that allow for agricultural uses. The agriculture (A) zone was developed to accommodate the agricultural land uses that existed in Corona before urbanization. The AP overlay zones was originally developed during the early 1980s to allow the retail sale of agricultural products on land where the product is grown and has an Agricultural zone. The AA overlay zone was created in 2013 when the city attempted to annex Temescal Valley.

City of Corona 2020-2040 General Plan

Healthy Communities Element

Policy HC-3.1 Allow for limited agricultural uses, including community gardens, in areas of the city that are consistent with land use, zoning, and permitting requirements.

Environmental Resources Element

Policy ER-8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest lands as a means of providing open space and protecting natural resources and MSHCP habitat.

Policy ER-8.2 Support conservation programs to reforest privately held forest lands.

Policy ER-8.3 Work with Riverside County to update the Vegetation Map for Corona and the SOI areas in cooperation with the California Department of Fish and Wildlife, the Natural Diversity Data Base, the United States Forest Service, and other knowledgeable agencies.

4.2.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold AGF-1 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?

Threshold AGF-2 Conflict with existing zoning for agricultural use or a Williamson Act contract?

Threshold AGF-3 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))?

Threshold AGF-4 Result in the loss of forest land or conversion of forest land to non-forest use?

Threshold AGF-5 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?

METHODOLOGY

The following analysis was used to assess the potential impacts of the Modified Project on agricultural and forestry resources. Review of existing data sources, such as the California Department of Food and Agriculture's Farmland Mapping and Monitoring Program (FMMP) and the US Forest Service's Forest Inventory and Analysis (FIA) program was used to identify the agricultural and forestry resources in the Project area. In addition, assessment of the Modified Project's potential impacts on agricultural and forestry resources included evaluation of the potential to convert agricultural land to non-agricultural uses, to disrupt agricultural operations, or to damage forestry resources.

Desktop analysis was used to review existing data sources on agricultural and forestry resources in the Project area. The following data sources were used to assess the potential impacts of the project on agricultural and forestry resources:

- California Department of Food and Agriculture's Farmland Mapping and Monitoring Program (FMMP)
- US Forest Service's Forest Inventory and Analysis (FIA) program

- National Agricultural Statistics Service
- California Department of Forestry and Fire Protection
- Local agricultural and forestry agencies

4.2.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
AGF-1 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?	☐	☐	☐	☒
AGF-2 Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
AGF-3 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))?	☐	☐	☐	☒
AGF-4 Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

AGF-5	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?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact AGF-1: 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?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

No changes in the location, size, or boundaries of the GRRSP Planning Area boundary have occurred since adoption of the GRRSP in 2001. As discussed in the Project Description, the Modified Project would modify the size and boundaries of the GRRSP, however minimally in the northern portion of the Project site. In addition, the eastern portion of the Project site has been slightly expanded to incorporate appropriate grading limits within the hilly terrain.

Since certification of the EIR in 2001, a revised Important Farmland Map has been issued by the Farmland Mapping and Monitoring Program of the California Resources Agency. Based on the revised California Important Farmland Map (Department of Conservation, 2022) and similar to the analysis within the 2001 EIR, there are no Prime and Unique Farmland within the Specific Plan area. However, the Farmland of Local Importance located on the GRRSP Planning Area (northeastern) designated by the FMMP is not designated as such in the General Plan EIR, Figure 5.2-1, Agricultural Resources. Although the Modified Project increases the GRRSP Planning Area, the Modified Project would have no change in impacts in comparison to those identified in the 2001 EIR. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

Impact AGF-2: Conflict with existing zoning for agricultural use or a Williamson Act contract?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project would not include any new the land use designations beyond those previously analyzed in the 2001 EIR. Therefore, the Project would not conflict with an existing zoning for an agricultural use. As stated in the City's General Plan EIR, a Williamson Act contract for a preserve in the City was terminated, and there were no Williamson Act contracts in the City. However, the General Plan EIR concluded development of the General Plan would convert Williamson Act Land to nonagricultural uses and the associated loss of agricultural preserve lands under would be significant and unavoidable.

As previously stated, there are no lands currently within the City that are in an existing Williamson Act contract. As a result, no conflicts with Williamson Act contract lands would occur. The Modified Project would result in no conflicts with Williamson Act contract lands. Although not specifically analyzed in the 2001 EIR, the Modified Project would result in no impact to Williamson Act Contract lands. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact AGF-3: 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))?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project proposes a minor increase in acreage, and changes to the land use designations within the GRRSP boundary. However, the proposed changes are designed to accommodate build out of the GRRSP and the proposed BPI Development. The GRRSPA would result in minor changes in land uses and these changes would result in no conflicts with existing zoning.

Although not discussed in the 2001 EIR, the City's General Plan EIR concludes no forest land or timberlands are located within the City. The Cleveland National Forest is southerly adjacent to the City limits, however not within the City. The Modified Project is not zoned for any forest land or timberland uses. No new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

Impact AGF-4: Result in the loss of forest land or conversion of forest land to non-forest use?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As previously discussed in Impact AGF-3, the Modified Project would have no impact on forestland or timberland. The 2001 EIR did not address this topic, however the General Plan EIR determined that there are no current or planned fixed commercial timber operations subject to a Timber Harvesting Plan in southwest Riverside County (CALFIRE) and there are no timber production zones in the City or its SOI. Consequently, implementation of the General Plan Update would not result in loss or conversion of timberland to non-forest uses. It can be concluded the GRRSP Planning Area similarly does not contain any forest land or timberland uses, and implementation of the Modified Project would not result in the conversion of forest land to non-forest uses. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

Impact AGF-5: 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?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed above in Impacts AGF-1 through AGF-5, there are no farmlands in the vicinity of the GRRSP Planning Area that would be subject to potential conversion to non-agricultural use, and there are no forest lands in or within the vicinity of the Project. As concluded, the Farmland of Local Importance located on the GRRSP Planning Area (northeastern) designated by the FMMP is not designated as such in the General Plan EIR, Figure 5.2-1, Agricultural Resources. The Modified Project would not convert farmland to non-agricultural uses or forest land to non-forest uses. The Modified Project would not result in impacts to the existing environment, which due to their location or nature, could convert Farmland to non-agricultural use or forest land to non-forest use. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

4.2.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

The Approved Project's cumulative impacts associated with agricultural and forestry resources was not specifically addressed in the 2001 EIR. However, the cumulative effect of development in the region was already resulting in the conversion of agricultural lands to non-agricultural uses at the time the 2001 EIR was certified. Because agricultural land, including Prime Farmland, Williamson Act land, and land zoned for agricultural operations, is a finite resource, the conversion of Farmland to urban uses, combined with planned and future development in the City and region, represents a significant cumulative impact to agricultural operations and resources that cannot be mitigated. It can be inferred both the Approved and Modified Project would not result in any cumulative impacts associated with farmland and forestry resources because there is no farmland or forestry zoned properties or operations within or near the GRRSP Planning Area. Therefore, the Modified Project would not result in a change in cumulative impacts that would require further analysis and the level of impact would remain the same as can be inferred from the time the 2001 EIR was certified.

4.2.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.2.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.3 AIR QUALITY

4.3.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing air quality conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to air quality from implementation of the Modified Project in comparison to the Approved Project. Mitigation measures are recommended as necessary to reduce significant air quality impacts. NOP comment letters from South Coast Air Quality Management District, Southern California Association of Governments, and California Allied for a Responsible Economy were received pertaining to this topic. No Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based in part on the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Air Quality Impact Analysis*, prepared by Urban Crossroads, dated June 12, 2024 (Appendix D-1*)*, and the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Health Risk Assessment*, prepared by Urban Crossroads, dated June 12, 2024 (Appendix D-2).

4.3.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR screened out from detailed analysis and assessment of impacts associated with: altering air movement, moisture, or temperature or cause any change in climate; emissions within ¼ mile of school; and burning of wastes as no impact or a less than significant impact was determined. These conclusions were reached because the type of commercial and residential buildings resulting from the GRRSP Plan would not significantly alter existing subregional air movements and none of the land uses GRRSP would significantly alter surrounding levels of moisture, temperature, or local temperatures. In addition, the 2001 EIR determined no schools were located in the Approved Project vicinity and therefore the Approved Project would not emit emissions near schools and the Approved Project would not involve the burning of wastes resulting in no impact. All further impacts were analyzed in detail 2001 EIR.

The Approved Project impact analysis related to air quality as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows:

a) Conflict with or obstruct implementation of the applicable air quality plan?

The 2001 EIR determined the increase in traffic volume resulting from development of the Approved Project would result in more air pollution emission in comparison to the uses that

could develop on the site per the existing County of Riverside General Plan that existed at that time. The then current Air Quality Management Plan (AQMP) contained air quality attainment goals based on air pollution emissions resulting from population and employment projections provided to SCAG from local agencies. Estimated increases in population and employment resulting from implementation of the Approved Project were determined to be within the population and employment projections provided to SCAG by the County of Riverside. Consequently, the Approved Project was determined to be consistent with the AQMP and no mitigation was warranted.

b) Violate any air quality standard or contribute to an existing or projected air quality violation?

The 2001 EIR evaluated the significance of construction and operational emissions generated by the Approved Project. Peak grading and construction emissions associated with the Approved Project would exceed the SCAQMD thresholds for the criteria pollutant of NO_x and PM_{10} resulting in a significant impact. Mitigation measures 4.3.1A thru G were identified to be implemented during construction of the Approved Project. Even with implementation of all feasible mitigation measures, the prior EIR determined construction impacts would remain significant and unavoidable.

The 2001 EIR determined area source emissions (stationary source emissions related to operations of a land use) and mobile source emissions (emissions from project related vehicular traffic) associated with the Approved Project would exceed the SCAQMD thresholds for the criteria pollutants CO, ROC, and NO_x resulting in a significant impact. Mitigation measures 4.3.2A thru C were identified to be implemented during operations of the Approved Project. Even with implementation of all feasible mitigation measures, the prior EIR determined operational impacts would remain significant and unavoidable.

c) Expose sensitive receptors to substantial pollutant concentrations?

The 2001 EIR evaluated the significance of emissions and particulates generated by the Approved Project. Air pollutants generated by the Approved Project would include temporary increased levels of emissions and particulates resulting from grading and construction activities. Air pollutants would be produced from vehicular emissions resulting from project traffic once the planned commercial facilities and residences are occupied. A notable sensitive receptor identified in the 2001 EIR that may be affected by these pollutants was the existing residential subdivision located east of the project on both sides of Dominguez Ranch Road. However, the CO hot spot analyses determined the Approved Project would not result in CO hot spots impacts. As a result, the Approved Project was determined to have a less than significant impact on local air quality for CO, and no mitigation measures were warranted.

d) Create objectionable odors?

Development of the non-residential land uses proposed by the Approved Project could include typical retail, service commercial, office, light industrial, restaurant and hotel uses. Odors typically associated with these uses are identified with organic material, such as food wastes generated by food and eating establishments. Many temporary or short-term odor releases are potentially associated with construction activity, which include the sources but are not limited to glues, paint, asphalt, and other architectural coatings.

Impacts were determined to be less than significant with proper handling and storage of such materials to prevent significant human exposure to offensive odors. These standard operating procedures, coupled with appropriate setbacks from sensitive off-site uses, were determined to reduce impacts from objectionable odors generated by the Approved Project to less than significant.

Cumulative Impacts

The 2001 EIR determined operational emissions associated with the Approved Project in conjunction with build out of the City's General Plan, would result in significant, cumulative air quality impacts within the Basin. Emissions of NO_x during construction of the Approved Project would cumulatively contribute to regional ozone formation, and because the Basin is a non-attainment zone for ozone, this would be a significant air quality impact. Emissions of criteria pollutants and fugitive dust from construction activity would result in localized air quality impacts in the project vicinity. The 2001 EIR determined the Approved Project's construction emissions would not comingle with construction emissions from other off-site locations and therefore localized air quality impacts would be less than significant. The 2001 EIR concluded that long-term operational stationary and mobile source emissions would contribute to regional criteria pollutant emissions, and these emissions would cumulatively contribute to significant regional air quality impacts. Impacts would be significant and unavoidable even with the implementation of mitigation measures 4.3.2A through C.

4.3.3 ENVIRONMENTAL SETTING

The proposed Project site is within the South Coast Air Basin (SCAB), an area covering approximately 6,745 square miles and bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bounded by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

Climate

The regional climate significantly affects the air quality in the SCAB because temperature, wind, humidity, precipitation, and sunshine all play a role. The SCAB including the GRRSP Area has a semi-arid climate with mild temperatures and low rainfall. However, the presence of a marine layer creates moist air near the surface, especially along the coast. This marine layer combined with sunshine are key factors in photochemical smog formation. Wind is also crucial for air quality as it disperses pollutants. Wind patterns vary throughout the year, with some seasonal winds like the Santa Ana winds contributing to higher air pollution. Temperature inversions act as a lid over the SCAB, trapping pollutants near the ground. These inversions are more common in the summer and winter.

Air Quality

Air pollution contributes to a wide variety of adverse health effects. The EPA has established federal national ambient air quality standards (NAAQS) for six of the most common air pollutants: carbon monoxide (CO), lead (Pb), ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), nitrogen dioxide (NO_2), and sulfur dioxide (SO_2) which are known as criteria pollutants. The California Air Resource Board (CARB) administers the California ambient air quality standards (CAAQS) first established in 1962. The CAAQS addresses the pollutants covered by the NAAQS and establishes standards for SO_4, visibility, hydrogen sulfide (H_2S), and vinyl chloride (C_2H_3Cl). However, at this time, H_2S and C_2H_3Cl are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Pb air monitoring sites throughout the air district. On January 5, 2021, CARB posted the 2020 amendments to the state and national area designations.

SCAQMD has designated general forecast areas and air monitoring areas, Source Receptor Areas (SRA) throughout the district in order to provide Southern California residents about the air quality conditions. The GRRSP Planning Area is located within the Corona/Norco Area SRA 22. The Corona/Norco Area monitoring station is located approximately 5.4 miles northeast of the GRRSP Planning Area and reports air quality statistics for PM_{10} (2020 year). As the Corona/Norco Area monitoring station does not include statistics for O_3, CO, NO_2, PM_{10} (for the 2019 and 2021 years), and $PM_{2.5}$ the next nearest station was used within the Air Quality Impact Analysis (AQIA) prepared for the proposed Project. The SRA 33 monitoring station is located 10.7 miles northeast of the GRRSP Planning Area and reports air quality statistics for NO_2 and $PM_{2.5}$. Additionally, the Metropolitan Riverside County (SRA 23) monitoring station, located approximately 15.8 miles northeast of the GRRSP Planning Area, is the next nearest monitoring station that reports air quality statistics for O_3, CO, and PM_{10} (for 2019 and 2021). As discussed in the AQIA (Appendix C-1), from 2019 through 2021 the

ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the GRRSP Planning Area.

Sensitive Receptors

SCAQMD defines sensitive receptor locations as residential or other locations where sensitive populations may be located. Other sensitive receptor locations include schools, hospitals, convalescent homes, day care centers, and other locations where children, chronically ill individuals, or other sensitive persons could be exposed.

4.3.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Federal Clean Air Act

Air quality is federally protected by the Federal Clean Air Act (FCAA) and its amendments. Under the FCAA, the United States Environmental Protection Agency (EPA) developed the primary and secondary NAAQS for the criteria air pollutants including O_3, NO_2, CO, SO_2, PM_{10}, $PM_{2.5}$, and lead. Proposed projects in or near nonattainment areas could be subject to more stringent air permitting requirements. The FCAA requires each state to prepare a State Implementation Plan (SIP) to demonstrate how it would attain the NAAQS within the federally imposed deadlines.

The EPA can withhold certain transportation funds from states that fail to comply with the planning requirements of the FCAA. If a state fails to correct these planning deficiencies within two years of Federal notification, the EPA is required to develop a Federal implementation plan for the identified nonattainment area or areas. The provisions of 40 Code of Federal Regulations Parts 51 and 93 apply in all nonattainment and maintenance areas for transportation-related criteria pollutants for which the area is designated nonattainment or has a maintenance plan. The EPA has designated enforcement of air pollution control regulations to the individual states.

STATE REGULATIONS

California Clean Air Act

CARB, which became part of the CalEPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (Assembly Bill [AB] 2595), responding to the FCAA, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. As noted previously, CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for SO_4, visibility, hydrogen sulfide (H_2S), and vinyl chloride (C_2H_3Cl). Also noted previously, H_2S and C_2H_3Cl are not measured at any monitoring stations in the SCAB because they are not considered to

be a regional air quality problem and generally, the CAAQS are more stringent than the NAAQS.

Local air quality management districts, such as the SCAQMD, regulate air emissions from stationary sources such as commercial and industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare an AQMP that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a 5% or more annual reduction in emissions or 15% or more in a period of three years for ROGs, NOX, CO and PM10. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than 5% per year under certain circumstances.

California Title 24 Energy Efficiency Standards and California Green Building Standards

California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption.

The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that will be effective on January 1, 2023.

Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have

developed existing construction waste and demolition ordinances and defers to them as the ruling guidance provided, they establish a minimum 65% diversion requirement.

The code also provides exemptions for areas not served by construction waste and demolition recycling infrastructure. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2022 version of Title 24 was adopted by the CEC and will be effective on January 1, 2023.

The 2022 Title 24 standards would result in less energy use, thereby reducing air pollutant emissions associated with energy consumption in the SCAB and across the State of California. For example, the 2022 Title 24 standards require solar photovoltaic systems for new homes, encourage the use of heat pumps for space and water heating, and require homes to be electric ready to ease the adoption of cleaner electric heating, cooking, and EV charging. The CEC anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons. The proposed Project would be required to comply with the applicable standards in place at the time building permit document submittals are made.

REGIONAL REGULATIONS

South Coast Air Quality Management District

SCAQMD is the air pollution control agency for Orange County as well as the urban portions of Los Angeles, Riverside, and San Bernardino Counties. The agency's primary responsibility is ensuring that the federal and state ambient air quality standards are attained and maintained in the Basin. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects within the Basin are subject to SCAQMD rules and regulations in effect at the time of construction.

As stated previously, the AQMP is the SIP for the Basin. The AQMP is a regional blueprint for implementing air quality standards within the Basin and some portions of the Salton Sea Air Basin that are under SCAQMD's jurisdiction. The AQMP asserts that the most effective way to reduce air pollution impacts is to reduce emissions from mobile sources. Additionally, the AQMP relies on partnerships between governmental agencies at the federal, state, regional, and local level. These agencies, which are comprised of USEPA, CARB, local governments, Southern California Association of Governments (SCAG) and the SCAQMD, are the primary

agencies that implement the AQMP programs. The AQMP incorporates the latest scientific and technical information and planning assumptions, including SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts, as well as includes integrated strategies and measures to meet the NAAQS.

During construction activities, the proposed Project would be subject to applicable rules established by the SCAQMD including, but not limited to:

- **SCAQMD Rule 402:** A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

  Odor Emissions. All uses shall be operated in a manner such that no offensive odor is perceptible at or beyond the property line of that use.

- **SCAQMD Rule 403:** This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent and reduce fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust and requires best available control measures to be applied to earth moving and grading activities.

  Dust Control, Operations. Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel, shall conform to the requirements of the South Coast Air Quality Management District.

- **SCAQMD Rule 1113:** This rule serves to limit the Volatile Organic Compound (VOC) content of architectural coatings used on projects in the SCAQMD. This rule applies to any person who supplies, sells, offers for sale, or manufactures any architectural coating for use on projects.

- **SCAQMD Rule 1301:** This rule provides pre-construction review requirements to ensure that new or relocated facilities do not interfere with progress in attainment of the National Ambient Air Quality Standards (NAAQS), while future economic growth within the SCAQMD is not unnecessarily restricted. The specific air quality goal is to achieve no net increases from new or modified permitted sources of nonattainment air

contaminants or their precursors. Rule 1301 also limits emission increases of ammonia, and Ozone Depleting Compounds (ODCs) from new, modified or relocated facilities by requiring the use of Best Available Control Technology (BACT).

- **SCAQMD Rule 2305:** The SCAQMD adopted Rule 2305, the Warehouse Indirect Source Rule, on May 7, 2021. Owners and operators associated with warehouses 100,000 square feet (sf) or larger are required to directly reduce NO_X and PM emissions, or to otherwise facilitate emission and exposure reductions of these pollutants in nearby communities.
- **SCAQMD Rule 461:** Rule 461 governs the operation of gasoline stations and requires that all underground storage tanks are equipped with a "California Air Resources Board (CARB) certified" enhanced vapor recovery system, all fill tubes are equipped with vapor tight caps, all dry breaks are equipped with vapor tight seals, a spill box shall be installed to capture any gasoline spillage, and all equipment is required to be properly maintained per CARB regulations. Rule 461 also providers several additional requirements including detailed maintenance, testing, reporting, and recordkeeping requirements for all gas stations.

  Although the proposed Project would comply with the above regulatory requirements, it should be noted that emission reductions associated with Rules 402, 1301, 401, 2305, and 461 cannot be quantified in the California Emissions Estimator Model (CalEEMod) and are therefore not reflected in the emissions presented herein. Conversely, Rule 403 (Fugitive Dust) (2) and Rule 1113 (Architectural Coatings) (3) can be modeled in CalEEMod. As such, credit for Rule 403 and Rule 1113 have been taken in the analysis.

LOCAL REGULATIONS

City of Corona 2020–2040 General Plan

Circulation Element

Policy CE-1.4 Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.

Policy CE-1.7 Limit driveway and local street access on arterial streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.

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

Policy CE-3.3 Encourage employers to reduce vehicular trips by offering to employees commute trip reduction programs, such as transit fare subsidies, alternative work schedules

and telecommuting, employer-sponsored van pools or shuttles, ride share programs, and bike share.

Policy CE-4.2 Work with the Riverside Transit Agency to identify needs for additional bus services and enhancements to existing services.

Policy CE-4.5 Encourage employers to reduce single-occupant vehicular trips by providing employee incentives (e.g., reduced rate transit passes).

Policy CE-4.6 Require new development to provide transit facilities, such as bus shelters and turnouts, where deemed necessary, to encourage the use of transit and other alternative forms of transportation.

Policy CE-4.7 Preserve options for expanding future transit use when designing improvements for roadways or redeveloping major developments and including areas for transit facilities.

Policy CE-5.2 Maintain existing pedestrian facilities and encourage new development to provide walkways between and through developments.

Policy CE-5.3 Provide for safe accessibility to and use of pedestrian facilities by people with disabilities to implement accessibility requirements under the American with Disabilities Act.

Policy CE-5.6 Encourage new and existing development to provide accessible and secure areas for bicycle storage. Provide bicycle racks or storage facilities at public facilities and require bicycle parking, storage, and other support facilities as part of new office and retail developments.

Policy CE-5.7 Use easements and/or rights-or-way along flood control channels, public utilities, railroads, and streets wherever possible for bikeways and equestrian and hiking trails.

Policy CE-6.1 Provide primary truck routes on selected arterial streets that will serve the business community while minimizing the impacts of through truck traffic into residential areas.

Policy CE-6.2 Provide appropriately designed and maintained roadways in accordance with local, state, and federal standards for truck routes so that they can safely accommodate truck travel.

Policy CE-6.3 Develop appropriate treatments along local truck routes to minimize noise and vibration impacts on sensitive land uses that are adjacent to or impacted by the truck route.

Policy CE-6.4 Ensure that new development provides adequate on-site truck loading facilities and enforce prohibition of queuing of trucks on public streets or in other areas not intended for such uses.

Policy CE-6.6 Strive to minimize through truck traffic in residential neighborhoods and other areas not intended for such travel, and enforce City codes that restrict or prohibit trucks on certain streets.

Policy CE-7.3 Encourage employers to include strategic parking provisions in new developments, where feasible, to encourage the use of transit and other modes of travel rather than single-occupancy autos.

Policy CE-7.4 Accommodate joint use of parking facilities as part of an area plan or site plan, based on the peak parking demands of permitted uses in the planning area.

Land Use Element

Policy LU-1.2 Emphasize the development of uses that sustain Corona as a cohesive, distinct, and self- sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.

Policy LU-6.1 Promote sustainable features in new construction and significant renovations, including the use of locally sourced, recycled, and sustainable-sourced building materials, energy- and water-efficient building design, integrated renewable energy and energy storage systems, and waste minimization during construction.

Policy LU-6.2 Require that new residential, commercial, office, and industrial development be designed to minimize consumption of and sustain scarce environmental resources through:

- Site design—concentration and intermixing of development to minimize vehicular trips and promote walking and building orientation for solar access and heat gain and loss.
- Landscaping—drought-tolerant species, use of recycled water for irrigation, and other purposes.
- Capture of rainwater and re-use on site.
- Building design and construction materials—energy-and water efficient fixtures, recycled building materials, insulation and wall thickness, permeable paving surfaces, and comparable techniques.

Policy LU-10.6 Establish a multi-use trail system that connects the rural and estate neighborhoods adjoining open spaces and parklands. These may be developed for pedestrians, bicycles, and/or for horseback riding where allowed by zoning.

Policy LU-11.6 Require that transit-supporting facilities, such as bus turnouts, passenger drop-offs, and shelters, be incorporated in new commercial centers or when subject to major

renovation and improvement, where appropriate to support local, citywide, and regional transit systems. The location and type of facility should be coordinated with transit agencies.

Policy LU-12.7 Regulate the development of industrial uses (consistent with local regulation and state law) that use, store, produce, or transport toxic and hazardous materials; generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

Policy LU-13.2 Limit retail commercial and professional office uses within a mixed-residential- commercial/office use development to those uses that are compatible with residential uses.

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

Healthy Community Element

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

Housing Element (2021-2029)

Policy H-1.2 Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.

Policy H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.

Environment Resources Element

Policy ER-12.1 Promote and encourage alternate employment work schedules for public- and private-sector businesses to achieve a reduction of employee-related motor vehicle emissions in accordance with SCAQMD Rule 2202.

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

Policy ER-12.3 Establish and strictly enforce controls on land use activities that contain operations or materials that individually or cumulatively add significantly to the degradation of air quality in Corona.

Policy ER-12.6 Support major commercial centers and employment center projects, having 100 or more employees, to incorporate transit amenities, access points, and van and carpool parking as part of the project.

Policy ER-12.8 Require new commercial and industrial development and redevelopment projects of sufficient scale and number of employees to provide adequate facilities for bicycles, such as bicycle racks located close to the front entranceways of buildings and shower facilities with lockers.

Policy ER-12.9 Continue to incorporate bicycle lanes in all new and upgrade roadway projects in order to encourage commuter bicycle trips. Also, improve existing bicycle lanes for greater user safety.

Policy ER-12.11 Require that large-scale master-planned residential communities incorporate pedestrian and cycling paths/trails that link with adjacent neighborhoods, schools, areas of shopping and employment, community centers, other places of activity, and transit access points.

Policy ER-12.12 Provide effective utility of pedestrian and cycling paths/trails and place strong limitations on intrusions into these rights-of-way used for pedestrian and bicycling.

Policy ER-12.13 Reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction through the implementation of best practices as deemed feasible by the City of Corona.

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

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

Policy ER-13.3 Evaluate opportunities to reduce energy use and the urban heat island effect through site and building design, materials and landscaping, such as reflective roofs or pavement, vegetated roofs, pervious pavement, shade trees, and re-vegetation of paved areas.

Policy ER-13.4 Support the increase of clean energy supply to existing and new development and municipal facilities through means to include, but not be limited to: onsite or other local renewable energy sources for new and existing buildings and infrastructure.

Policy ER-13.5 Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenient locations in Corona.

Policy ER-13.6 Reduce solid waste sent to the landfills and associated community-wide GHG emissions by ensuring all properties have access to curbside solid waste, recycled materials, and green/organic waste programs; target special programs for construction debris, household hazardous waste, etc.

Policy ER-13.7 Support a wide variety of transportation related measures (e.g., active transportation, increased bus and rail transit, transportation system and demand management, etc.) as articulated in the Circulation Element to reduce the number of vehicle miles traveled in Corona.

Infrastructure and Utilities Element

Policy IU-7.7 Encourage the reduction of energy consumption through passive solar building orientation as well as the installation of rooftop solar energy systems and energy-efficient technologies.

4.3.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.3.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant air quality impacts would occur if the proposed Project or any Project-related component would:

Threshold AQ-1 Conflict with or obstruct implementation of the applicable air quality plan?

Threshold AQ-2 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?

Threshold AQ-3 Expose sensitive receptors to substantial pollutant concentrations?

Threshold AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

METHODOLOGY

Air quality impacts were assessed in accordance with methodologies recommended by CARB and the SCAQMD. The latest version of CalEEMod (v2022.1), which was released by the SCAQMD in conjunction with CAPCOA and other California air quality districts in May 2022, was used to determine construction and operational air quality emissions of the Modified Project. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Project construction-generated air pollutant emissions were

calculated using CalEEMod model defaults for Orange County. Construction of the proposed Project is anticipated to start in the first quarter of 2024 and the first phase (PAs 1, 2, and 3) would be completed and operational by 2024 and buildout of the Project (phase one plus PAs 4 and 5) operational by third quarter of 2025. Operational air pollutant emissions were based on the proposed Project site plans and the estimated traffic trip generation rates from the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Traffic Analysis*, dated June 10, 2024, and prepared by Urban Crossroads (Appendix S).

4.3.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
AQ-1 Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
AQ-2 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?	☐	☐	☐	☒
AQ-3 Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact AQ-1: Conflict with or obstruct implementation of the applicable air quality plan?

The Modified Project result in new or more severe impacts requiring revisions to the 2001 EIR.

Projects are considered consistent with the AQMP if the growth in socioeconomic factors (e.g., population, employment) is consistent with the underlying regional plans used to develop the AQMP. The future emissions forecasts are primarily based on demographic and economic growth projections provided by SCAG. Thus, demographic growth forecasts for various socioeconomic categories developed by SCAG in their current 2020-2045 RTP/SCS were in turn used to estimate future emissions by SCAQMD in their current 2022 AQMP (SCAQMD 2022).

Pursuant to SCAQMD's consistency analysis guidelines contained in their CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP.

AQMP Consistency Criterion 1: The Modified Project would result in long-term operational pollutant emissions that exceed CEQA significance emissions thresholds established by SCAQMD, as demonstrated below; therefore, the proposed Modified Project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. A detailed discussion of this conclusion follows.

As shown below in Table 4.3-1, the Modified Project construction-source emissions would exceed SCAQMD regional thresholds for NO_X emissions. However, with implementation of **Mitigation Measure, MM AQ-1** as presented in Section 4.3.10, the Modified Project construction source emissions impacts would be reduced to less than significant as shown in Table 4.3-2. Implementation of **MM AQ-1** requires that all grading construction contractors ensure offroad diesel construction equipment complies with EPA/CARB Tier 4 Interim emissions standards or equivalent and ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. As a result, the Modified Project would not exceed the applicable regional significance thresholds for construction activity with mitigation incorporated. Thus, construction activities related to the Modified Project would be consistent with the first criterion.

As shown below in Table 4.3-3, the Modified Project's long-term operational activities would exceed summer VOC emissions thresholds and NO_X emissions thresholds for both summer and winter. As a result, the Modified Project has the potential to exceed the applicable regional

significance thresholds during operational activities. The Modified Project is required to comply with SCAQMD Rule 2305, the Warehouse Indirect Source Rule, which requires owners and operators associated with warehouses 100,000 square feet or larger are required to directly reduce NO_X and PM emissions, or to otherwise facilitate emission and exposure reductions of these pollutants in nearby communities. As such, the Modified Project would be required to incorporate **Mitigation Measures, MM AQ-2** through **MM AQ-5** to reduce operational-related emissions, specifically designed to improve truck efficiency. However, the estimated long-term operational emissions generated under full buildout of the Modified Project would exceed the SCAQMD's regional operational significance thresholds. In addition, Project operational-source VOC emissions during summer cannot be definitively reduced below applicable SCQMD thresholds and therefore would therefore exceed regional operational significance thresholds.

The proposed Project's main operational-source emissions source would be generated by passenger cars and trucks accessing the Modified Project, and no feasible mitigation beyond the measures to be implemented exist that would reduce Project operational-source VOC and NO_X emissions to levels that are less than significant. As a result, the Modified Project would conflict with the AQMP according to this criterion.

AQMP Consistency Criterion 2: The Modified Project would not exceed the growth assumptions in the AQMP. The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to SCAG, which develops regional growth forecasts, which are then used by SCAQMD to develop future air quality forecasts for the AQMP. The Approved Project land uses are consistent with the City's GP and are therefore consistent with the AQMP growth projections. The Modified Project's land uses are less intense than the Approved Project, and therefore are also consistent with the AQMP growth projections.

Per the City's General Plan, PAs 1, 2, and 3 are designated for MU2 and GC uses, and PAs 4 and 5 are designated for MU2 and ER in accordance with the Approved Project. The MU2 land use designation allows for light industrial and commercial uses. The GC land use designation allows for the development of supermarkets, department stores, apparel stores, theaters, and nonretail uses such as offices and banks. The ER land use designation includes the development of single-family homes, light agriculture uses, and accessory buildings. The Modified Project's proposed uses and development would be consistent with the land use designation intensities stated in the General Plan and the Approved Project (i.e., the GRRSP.

The Project would exceed the applicable SCAQMD regional thresholds for operational-source activity for emissions of summer VOC and NO_X. Even with implementation of feasible mitigation, this threshold exceedance is considered significant and unavoidable. Thus, the Modified Project would have the potential to conflict with the second criterion.

As previously discussed, Modified Project operational-source emissions would exceed the applicable SCAQMD regional thresholds for summer VOC and NO_X with mitigation incorporated. In addition, the Project's proposed land use designation for the GRRSP Planning Area would potentially affect the development intensities. As a result, the Project would conflict with the AQMP and result in a significant and unavoidable impact.

In summary, the Modified Project would result in a new increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. The Modified Project would result in new or more severe impacts in comparison to those identified for the Approved Project in the 2001 EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.3.10.

- **MM AQ-1 through AQ-5**

Impact AQ-2:	**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?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The CAAQS designate the Modified Project area as nonattainment for O_3, PM_{10}, and $PM_{2.5}$ while the NAAQS designates the Modified Project area as nonattainment for O_3 and $PM_{2.5}$. As presented in the AQIA , the analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

Construction Impacts

As detailed in the AQIA , the estimated maximum daily construction emissions without mitigation are summarized on Table 4.3-1 below. Under the assumed scenarios, emissions resulting from the Modified Project construction will exceed thresholds established by the SCAQMD for emissions of NO_X during construction activity. The exceedance is a result of on-site equipment operations occurring during the 2024 grading activities.

Table 4.3-1: Overall Construction Emissions Summary – Without Mitigation

Phase	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2024	33.76	105.22	77.06	0.30	16.80	7.77
2025	14.03	40.35	46.59	0.07	4.47	2.44
Winter						
2024	33.63	106.55	72.64	0.30	16.80	7.90
2025	4.12	37.58	33.46	0.06	7.83	4.52
Maximum Daily Emissions	**33.76**	**106.55**	**77.06**	**0.30**	**16.80**	**7.90**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**

Source: Urban Crossroads, 2024 (Appendix C-1)

The estimated maximum daily construction emissions with mitigation are summarized on Table 4.3-2 below. As presented above in Impact AQ-1, implementation of **MM AQ-1** would be required to reduce the severity of the impacts from construction equipment. As a result, construction-source emissions would be reduced below the applicable SCAQMD thresholds. Therefore, with implementation of **MM AQ-1**, Modified Project construction-source emissions would be less than significant with mitigation.

Table 4.3-2: Overall Construction Emissions Summary – With Mitigation

Phase	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2024	33.76	69.91	82.95	0.30	13.62	4.86
2025	14.03	40.35	46.59	0.07	4.47	2.44
Winter						
2024	33.63	71.24	82.26	0.30	13.62	7.90
2025	4.12	37.58	33.46	0.06	7.83	4.52
Maximum Daily Emissions	**33.76**	**71.24**	**82.95**	**0.30**	**13.62**	**7.90**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Urban Crossroads, 2024 (Appendix C-1)

Operational Impacts

Operational activities associated with the Project will result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Operational emissions are expected from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- On-Site Cargo Handling Equipment Emissions
- Transportation Refrigeration Unit (TRU) Emissions
- Gasoline Dispensing Emissions

Table 4.3-3: Summary of Peak Operational Emissions – Without Mitigation

Phase	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile Source	35.63	59.42	282.46	0.95	67.91	18.03
Area Source	25.13	0.78	35.92	0.01	0.10	0.08
Energy Source	0.35	6.36	5.22	0.04	0.48	0.48
Stationary Sources	4.92	13.76	12.55	0.02	0.72	0.72
On-site Equipment	0.35	1.13	49.33	0.00	0.09	0.08
TRU Source	12.56	13.33	1.50	0.00	0.48	0.44
Fueling Station Source	1.22	0.00	0.00	0.00	0.00	0.00
Total Maximum Daily Emissions	**80.17**	**94.77**	**386.99**	**1.01**	**69.79**	**19.85**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**YES**	**YES**	**NO**	**NO**	**NO**	**NO**
Winter						
Mobile Source	33.37	62.85	241.24	0.91	67.91	18.03
Area Source	19.40	0.48	0.20	0.00	0.04	0.04
Energy Source	0.35	6.36	5.22	0.04	0.48	0.48
Stationary Sources	4.92	13.76	12.55	0.02	0.72	0.72
On-site Equipment	0.35	1.13	49.33	0.00	0.09	0.08

TRU Source	12.56	13.33	1.50	0.00	0.48	0.44
Fueling Station Source	1.22	0.00	0.00	0.00	0.00	0.00
Total Maximum Daily Emissions	**72.18**	**97.90**	**310.06**	**0.97**	**69.73**	**19.80**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**YES**	**YES**	**NO**	**NO**	**NO**	**NO**

Source: Urban Crossroads, 2024 (Appendix C-1)

As shown above in Table 4.3-3, the Modified Project's operational-source NO_X emissions will exceed applicable SCAQMD regional thresholds without implementation of mitigation resulting in a significant impact requiring mitigation.

As previously stated in Impact AQ-1, the Modified Project would be required to incorporate **Mitigation Measures, MM AQ-2** through **MM AQ-5** to reduce operational-related emissions. The estimated maximum daily operational emissions with mitigation are summarized on Table 4.3-4 below.

Table 4.3-4: Summary of Peak Operational Emissions – With Mitigation

Phase	**Emissions (lbs/day)**					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Summer						
Mobile Source	35.63	59.42	282.46	0.95	67.91	18.03
Area Source	25.13	0.78	35.92	0.01	0.10	0.08
Energy Source	0.35	6.36	5.22	0.04	0.48	0.48
Stationary Sources	4.92	13.76	12.55	0.02	0.72	0.72
On-site Equipment	0.35	1.13	49.33	0.00	0.09	0.08
TRU Source	12.56	13.33	1.50	0.00	0.48	0.44
Fueling Station Source	1.22	0.00	0.00	0.00	0.00	0.00
Total Maximum Daily Emissions	**79.81**	**93.64**	**337.66**	**1.01**	**69.70**	**19.77**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**YES**	**YES**	**NO**	**NO**	**NO**	**NO**
Winter						

Mobile Source	33.37	62.85	241.24	0.91	67.91	18.03
Area Source	19.40	0.48	0.20	0.00	0.04	0.04
Energy Source	0.35	6.36	5.22	0.04	0.48	0.48
Stationary Sources	4.92	13.76	12.55	0.02	0.72	0.72
On-site Equipment	0.35	1.13	49.33	0.00	0.09	0.08
TRU Source	12.56	13.33	1.50	0.00	0.48	0.44
Fueling Station Source	1.22	0.00	0.00	0.00	0.00	0.00
Total Maximum Daily Emissions	**71.83**	**96.77**	**260.72**	**0.97**	**69.64**	**19.72**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**YES**	**YES**	**NO**	**NO**	**NO**	**NO**

Source: Urban Crossroads, 2024 (Appendix C-1)

As shown above in Table 4.3-4, the Modified Project's operational-source NO_X emissions will exceed applicable SCAQMD regional thresholds with implementation of mitigation resulting in a significant impact requiring mitigation. As stated in the AQIA, no feasible mitigation beyond the measures to be implemented exist that would reduce Project operational-source VOC and NO_X emissions to levels that are less than significant. As a result, the Modified Project would result in a significant and unavoidable impact.

As discussed previously, the 2001 EIR determined the Approved Project would produce construction-related impacts from NO_x and PM_{10} emissions and operational-related emissions from CO, ROC, and NO_x that would be significant and unavoidable even with implementation of all feasible mitigation measures. Therefore, no new impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR. However, additional mitigation measures **MM AQ-1** through **MM AQ-5** have been identified for the Modified Project to reduce impacts from construction and operations of the Modified Project to the fullest extent feasible.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.3.10.

- **MM AQ-1** through **MM AQ-5**

Impact AQ-3: Expose sensitive receptors to substantial pollutant concentrations?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Localized Impact Analysis

The AQIA includes a Localized Significance Threshold (LST) analysis based on SCAQMD methodology. The analysis quantified localized impacts (maximum daily emissions) for all nearest sensitive and non-sensitive receptors compared to the thresholds established by the SCAQMD. Consistent with LST Methodology, the LST emissions were calculated using an air dispersion model because the Project exceeds five acres.

During the peak phases of construction, the LST analysis determined no exceedances of SCAQMD thresholds would occur as shown in Table 4.3-5. Impacts would be less than significant. Notwithstanding, implementation of **Mitigation Measure MM AQ-1** would further reduce localized emissions in Planning Areas 1, 2, and 3.

Table 4.3-5: Localized Significance Summary of Peak Construction – Without Mitigation

Peak Construction	CO		NO_2	PM_{10}	$PM_{2.5}$
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	0.02	0.01	1.43E-02	0.59	0.34
Background Concentration[A]	1.70	1.20	0.085	NA	NA
Total Concentration	**1.72**	**1.21**	**0.10**	**0.59**	**0.34**
SCAQMD LST[B]	20	9	0.18	10.4	10.4
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**

[A] Highest concentration from the last three years of available data. Per SCAQMD LST guidance, PM_{10} and $PM_{2.5}$ background concentrations are not considered.
[B] Significance thresholds are based on SCAQMD's Air Quality Significance Thresholds for Ambient Air Quality Standards for Criteria Pollutants.
Note: PM_{10} and $PM_{2.5}$ background concentrations are expressed in ug/m3. All others are expressed in ppm.

Source: Urban Crossroads, 2024 (Appendix C-1)

The LST operational analysis generally includes on-site sources (area, energy, mobile, TRUs, and on-site cargo handling equipment). The Modified Project operational emissions would not exceed the numerical localized thresholds of significance established by the SCAQMD for any criteria pollutant as shown below in Table 4.3-6. Thus, a less than significant impact would occur for localized Project-related operational-source emissions, and no mitigation is required.

Table 4.3-6: Localized Significance Summary of Peak Operations – Without Mitigation

Peak Construction	CO		NO_2	PM_{10}	$PM_{2.5}$
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	1.96E-02	8.31E-03	3.33E-03	0.15	0.05

Background Concentration[A]	1.70	1.20	0.085	NA	NA
Total Concentration	**1.72**	**1.21**	**0.09**	**0.15**	**0.05**
SCAQMD LST[B]	20	9	0.18	2.5	2.5
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**

[A] Highest concentration from the last three years of available data. Per SCAQMD LST guidance, PM_{10} and $PM_{2.5}$ background concentrations are not considered.
[B] Significance thresholds are based on SCAQMD's Air Quality Significance Thresholds for Ambient Air Quality Standards for Criteria Pollutants.
Note: PM_{10} and $PM_{2.5}$ background concentrations are expressed in ug/m3. All others are expressed in ppm.

Source: Urban Crossroads, 2024 (Appendix C-1)

CO Hot Spot Analysis

The AQIA conducted a CO hot spot analysis to determine if the Modified Project's vehicular traffic additions would result in CO concentrations at nearby roadways and intersections that would result in a violation of ambient air quality standards. It has long been recognized that CO hotspots are caused by emissions from vehicles idling at congested intersections. As vehicle emissions standards have become increasingly stringent resulting in the replacement of older vehicles by newer vehicles in the vehicle fleet, plus the introduction of cleaner burning fuels, CO is now designated as attainment in the SCAB. The AQIA determined the Modified Project along with background and cumulative development would not produce the volume of traffic required to generate a CO hot spot based on empirical data derived from a 2003 Los Angeles hot spot study and based on representative Bay Area AQMD CO threshold considerations. Localized air quality impacts related to CO hot spots from the Modified Project's mobile-source emissions would therefore be less than significant.

Health Risk Analysis Impacts

The Health Risk Assessment (HRA) prepared for the Modified Project evaluated potential health risk impacts to nearby sensitive receptors. The nearest sensitive receptors are the existing homes and residents to the east/southeast of the GRRSP Planning Area off Dominguez Ranch Road and workers associated with future development of the proposed Project. Health risk impacts result from exposure to Toxic Air Contaminants (TACs) including diesel particulate matter (DPM) as a result of heavy-duty diesel trucks accessing the site. The analysis was conducting in accordance with the SCAQMD's *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. DPM emissions concentrations were calculated using the EPA's AERMOD dispersion model using site specific, area climate, and Project inputs. Project data inputs include the detailed construction assumptions for each phase of the Modified Projects development contained in the AQIA. The phases analyzed were: Phase 1 = 746,167 sf of BPI uses in PAs 1, 2, 3; Phase 2 = Phase 1 plus 19,600 sf of GC uses in PA 4; Phase 3 = Phase 2 plus 32 ER DUs in PA 5.

The individual land use with the maximum exposure to emissions from a project is referred to as the maximally individual receptor (MEIR). The MEIR the proposed Project's construction and operational DPM source emissions was identified as the backyard of an existing residence on San Viscaya Circle approximately 246 feet east of PAs 1, 2 and 3. As shown in Table 4.3-5, the maximum incremental cancer risk at the MEIR attributable to the proposed Project construction and operational DPM source emissions is estimated at 5.14 in one million, which is less than SCAQMD's risk threshold of 10 in one million. Also shown in Table 4.3-5, non-cancer risks were estimated to be 0.003 at the MEIR, which is less than SCAQMD's hazard risk threshold of 1.0. The Modified Project will not cause a significant human health or cancer risk to adjacent land uses as a result of construction and operational activity. All other receptors during construction and operational activity would experience less risk than what is identified for this location. Health risk impacts from the Modified Project's DPM emissions would therefore be less than significant and no mitigation is required.

Table 4.3-5: Summary of Construction and Operational Cancer and Non-Cancer Risks

Time Period	Location	Maximum Lifetime Cancer Risk (Risk per Million)	Significance Threshold (Risk per Million)	Exceeds Significance Threshold
30 Year Exposure	Maximum Exposed Sensitive Receptor	5.14	10	NO
Time Period	**Location**	**Maximum Hazard Index**	**Significance Threshold**	**Exceeds Significance Threshold**
Annual Average	Maximum Exposed Sensitive Receptor	0.003	1.0	NO

Source: Urban Crossroads, 2024 (Appendix C-1)

As discussed previously, the 2001 EIR determined the Approved Project would not result in emissions that would affect sensitive receptors. The Modified Project would not result in CO hot spot impacts, construction-related LST impacts from NO_x and PM_{10} emissions, or operational-related LST impacts from CO, ROC, and NO_x emissions. In addition, the Modified Project would not result in health risk impacts to nearby sensitive receptors. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Friant Ranch Case

The California Supreme Court held in 2018 that air quality analyses in an EIR must address the connection between identified air quality impacts to the human health consequences of the identified air quality impacts, or meaningfully explain why such an analysis cannot be provided given correlation of a project's criteria air pollutant emissions to specific health impacts is challenging. SCAQMD expressed at the time it may be "difficult to quantify health impacts

for criteria pollutants," an important opinion coming from one of the State's are districts with the most sophisticated air quality modeling and health impact evaluation capabilities. Using O_3 as an example, SCAQMD expressed why it is impracticable to determine specific health outcomes from criteria pollutants for all but very large, regional-scale projects. First, forming O_3 "takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources." Second, "it takes a large amount of additional precursor emissions (NO_X and VOCs) to cause a modeled increase in ambient ozone levels over an entire region," referencing a 2012 study showing that "reducing NO_X by 432 tons per day (157,680 tons/year) and reducing VOC by 187 tons per day (68,255 tons/year) would reduce ozone levels at the SCAQMD's monitor site with the highest levels by only 9 parts per billion."

SCAQMD concluded it "does not currently know of a way to accurately quantify ozone related health impacts caused by NO_X or VOC emissions from relatively small projects." The San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) ties the difficulty of correlating the emission of criteria pollutants to health impacts to how ozone and particulate matter are formed, stating that "[b]ecause of the complexity of ozone formation, a specific tonnage amount of NO_X or VOCs emitted in a particular area does not equate to a particular concentration of ozone in that area." Similarly, the quantity of particulate matter "emitted does not always equate to the local PM concentration because it can be transported long distances by wind," and "[s]econdary PM, like ozone, is formed via complex chemical reactions in the atmosphere between precursor chemicals such as sulfur dioxides (SO_X) and NO_X," meaning that "the tonnage of PM-forming precursor emissions in an area does not necessarily result in an equivalent concentration of secondary PM in that area." The disconnect between the amount of precursor pollutants and the concentration of ozone or PM formed makes it difficult to determine potential health impacts, which are related to the concentration of ozone and PM experienced by the receptor rather than levels of NO_X, SO_X, and VOCs produced by a source.

Most local agencies lack the data to do their own assessment of potential health impacts from criteria air pollutant emissions, as would be required to establish customized, locally specific thresholds of significance based on potential health impacts from an individual development project. The use of national or "generic" data to fill the gap of missing local data would not yield accurate results because such data does not capture local air patterns, local background conditions, or local population characteristics, all of which play a role in how a population experiences air pollution. Because it is impracticable to accurately isolate the exact cause of a human disease (for example, the role a particular air pollutant plays compared to the role of other allergens and genetics in cause asthma), existing scientific tools cannot accurately estimate health impacts of the proposed Project's air emissions without undue speculation. Instead, readers are directed to the proposed Project's air quality impact analysis above, which provides extensive information concerning the quantifiable and non-quantifiable health risks related to the Project's construction and long-term operation.

The LST analysis above determined the proposed Project would not result in emissions exceeding SCAQMD's LSTs. Therefore, the proposed Project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NO_X, PM_{10}, and $PM_{2.5}$.

As the proposed Project's emissions will comply with federal, state, and local air quality standards, the proposed Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level and would not provide a reliable indicator of health effects if modeled.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.3.10.

- **MM AQ-1**

Impact AQ-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed in the AQIA, the Modified Project has the potential to generate objectionable odors from construction and operation related activities. Potential odor sources associated with construction related activities from the Modified Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, standard construction requirements would minimize odor related impacts from construction activities and equipment. Furthermore, the construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, construction odor related impacts are considered to be less than significant.

Land use operations that are generally associated with objectional odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

As stated in the AQIA, potential odor related sources during operation of the Modified Project would primarily occur from development of Phase 2 which includes the super convenience gas station (with 12 vehicle fueling stations). Additionally, the refuse that would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations would be a potential odor related source. Pursuant to SCAQMD Rule 461 the proposed gas station land use would be required to utilize gas dispensing equipment that minimizes vapor and liquid leaks. Furthermore Rule 461 requires the equipment be maintained at proposed worker odor, which will minimize odor impacts occurring from the gasoline and diesel dispensing facilities. With required compliance of SCAQMD Rule 402 and Rule 461, odors associated with the Modified Project construction and operations would be less than significant and no mitigation is required. The 2001 determined the Approved Project would result in less than significant and no mitigation was required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.3.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

As stated within the AQIA, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. Due to the Modified Project's construction-source air pollutant emissions not resulting in exceedances of regional thresholds with implementation of mitigation, cumulative impacts are considered to be less than significant. Alternatively, the Modified Projects operational-source NO_X emissions would exceed applicable SCAQMD regional thresholds. Per SCAQMD significance guidance, these impacts at the Project level are considered cumulatively significant and would persist over the life of the Project. The 2001 EIR determined the Approved Project would result in cumulatively considerable construction impacts from emission of NOx that would contribute to regional ozone formation. The 2001 EIR determined both long-term stationary (on-site energy consumption) and mobile (vehicular traffic) sources would contribute to regional criteria pollutant emissions, resulting in a cumulatively considerable impact. Therefore, no new or substantially greater cumulative impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

4.3.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

The following 2001 EIR mitigation measures reduce air pollutants generated during the Project construction phase.

4.3.1A: The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.

4.3.1B: The Construction Contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.

4.3.1C: The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.

4.3.1D: The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.

4.3.1E: The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.

4.3.1F: Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below:

a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.

c. After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by pickup of the soil until

the area is paved or otherwise developed so that dust generation will not occur.

d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

4.3.1G: The Construction Contractor shall utilize as much as possible precoated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.

4.3.2A: The project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:

- Planting trees to provide shade and shadow to building.
- Solar or low-emission water heaters shall be used with combined space/water heater unit.
- Refrigerator with vacuum power insulation.
- Double-pained glass or window treatment for energy conservation shall be used in all exterior windows.
- Energy-efficient low-sodium parking lot lights shall be used.

4.3.2B: Use of transportation demand measures (TDM) such as preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/carpooling, flextime work schedule, bike racks, lockers, showers, and on-site cafeteria shall be incorporated in the design of the commercial land uses.

4.3.2C: The project proponent shall determine with the City and the electrical purveyor if it is feasible to pre-wire houses for electrical charges for EV cars and/or optic-fibers for home offices. If feasible, install EV charges and/or optic-fibers per the electrical purveyor's direction prior to Certificate of Occupancy.

4.3.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

The Modified Project introduces the following Mitigation Measures and are further described in detail below. No feasible mitigation measures beyond MM AQ-2 through MM AQ-5 exist that would reduce project-related operational emissions to levels that are less than significant.

MM AQ-1: During grading of Planning Areas 1, 2, and 3, all Construction Contractors shall ensure that offroad diesel construction equipment complies with Environmental Protection Agency (EPA)/CARB Tier 4 Interim emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

MM AQ-2: Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of a certificate of occupancy, the Lead Agency (City of Corona) shall conduct a site inspection to ensure that the signs are in place.

MM AQ-3: Prior to tenant occupancy for Planning Areas 1, 2 and 3, the Project Applicants or successors in interest shall provide documentation to the Lead Agency (City of Corona) demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.

MM AQ-4: The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations (CCR) Title 24 shall be provided. Final designs of Project buildings shall include electrical infrastructure sufficiently sized to accommodate the potential installation of additional auto and truck EV charging stations.

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4.4 BIOLOGICAL RESOURCES

4.4.1 INTRODUCTION

This section of the Draft SEIR assesses the potential impacts associated with biological resources from the implementation of the Proposed Project. The impact discussions for each specific impact topic include a comparison to the impacts evaluated for the Approved Project consistent with the conditions detailed in CEQA Guidelines 15162 regarding a Subsequent EIR. The discussion describes the regulatory framework and existing conditions, identifies criteria used to determine impact significance, provides an analysis of the potential impacts associated with biological resources, and identifies methods to mitigate any potentially significant impacts of the Proposed Project.

This section of the Draft SEIR is based on the *Biological Technical Report for the Green River Specific Plan*, prepared by Glenn Lukos Associates, Inc. dated April 2, 2024 (Appendix E-1); *Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for impacts to MSHCP Riparian/Riverine Area Green River Ranch Industrial Project*, prepared by Glenn Lukos Associates, Inc. dated August 29, 2024 (Appendix E-2); and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis*, prepared by Glenn Lukos Associates, Inc. dated August 29, 2024 (Appendix E-3).

4.4.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in less than significant impacts to: wildlife movement and wildlife corridors; conflicts with any local policies or ordinances protecting biological resources; and conflicts with adopted conservation plan. Impacts to: migratory birds (MM 4.7.3A and 4.7.3B); federal waters and state streambed and riparian habitat (4.7.2A); and natural communities (MM 4.7.4A and 4.7.4B) were determined to be less than significant with implementation of mitigation. Impacts to endangered species and removal of associated habitat were determined to be significant and unavoidable even with implementation of all feasible mitigation (MM 4.7.1A). The Biological impact analysis related to biological resources is summarized below based on the checklist questions in place at that time.

a) Have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species listed as threatened or endangered under the California or the federal endangered species act or on any species that can be shown to meet the criteria for such listing?

and;

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.

Sensitive Species

The 2001 EIR found implementation of the Approved Project could result in short-term impacts during construction from the loss of individual sensitive species members and loss of habitat. The species identified onsite were the San Diego horned lizard, golden eagle, sharp-shinned hawk, Cooper's hawk, loggerhead shrike, and southern California rufous-crowned sparrow. Several other sensitive wildlife species were found to have a moderate potential to occur on site but these species were not seen on site. Because these species were not protected by federal or state listings as threatened or endangered and any loss of individuals would not threaten their regional populations, removal of their habitat was determined to be a less than significant impact.

Listed Species

The 2001 EIR found implementation of the Approved Project could result in the take of an endangered species in the form of direct loss (i.e., complete or partial removal) of at least one California gnatcatcher individual and approximately 8 acres of habitat used by the species. Such take could result from harassment and harm to the species from being displaced and habitat being graded during lawful grading and construction of the Approved Project. The Approved Project was also found to result in the loss of critical habitat as identified by the USFWS for the California gnatcatcher.

These affects were considered to be a significant impact requiring mitigation. To mitigate such affects, the 2001 EIR required implementation of Mitigation Measure **MM 4.7.1A** that would replace destroyed California gnatcatcher habitat of equal or greater quality at a minimum ratio of 1:1. The Approved Project would impact 8 acres of California gnatcatcher habitat, and therefore **MM 4.7.1A** required acquisition and preservation of at least 8 acres of habitat in a location that would facilitate management for the species (i.e., supports the species and contiguous with a larger area managed for conservation of the species).

It should be noted the 2001 EIR determined the Approved Project would also remove many common plants, however these are abundant elsewhere and expected to recover. Thus, impacts were determined to be less than significant.

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 CDFG or the USFWS.

and;

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The 2001 EIR stated development of the Approved Project would result in the direct removal of individual Coast Live Oaks and reduction in approximately 3.90 acres of Coast Live Oak Woodland Communities. Consequently, the 2001 EIR determined impacts to individual oak trees and the reduction of overall Coast Live Oak Woodland Communities would be significant. To minimize such impacts, the 2001 EIR implemented Mitigation Measures **MM 4.7.4A** thru **4.7.4E** of which required the Approved Project to prioritize clustering development and create an oak management plan that includes ongoing maintenance, access limitations, and transplanting opportunities. Additionally, the Approved Project would replant oak trees at a 10:1 ratio to compensate for any lost trees. As such, the 2001 EIR determined impacts to coast live oak woodlands would be reduced to a less than significant level with implementation of Mitigation Measures **MM 4.7.4A** thru **4.7.4E**.

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.

The 2001 EIR determined development of the Approved Project would result in the loss of Army Corps of Engineers (Corps) defined jurisdictional waters and California Department of Fish and Game (CDFG) defined jurisdictional streambed and related riparian habitat; therefore, impacts were considered significant due to the cumulative linear distance of stream impact and the complete filling of direct tributaries to the Santa Ana River. CDFG changed its name after certification of the 2001 EIR and is now known as the California Department of Fish and Wildlife (CDFW). CDFW will be referenced from this point forward.

The 2001 EIR stated implementation of the Approved Project would result in the loss of 1.76 acres of Corps jurisdictional waters and 9.81 acres of CDFW jurisdictional streambed and associated riparian habitat and approximately 15,350 linear feet of ephemeral streambed within the GRRSP area. The Approved Project would fill all of the on-site streambeds in the form of manufactured slopes. As previously stated, these impacts in the 2001 EIR were determined significant requiring implementation of Mitigation Measure 4.7.2A. **MM 4.7.2A** would replace any riparian habitat lost due to the Approved Project. Additionally, **MM 4.7.2A** required the Approved Project to either create new habitat on-site at a 1.5:1 ratio (e.g., creating 1.5 acres for every 1 acre lost) or purchase credits at a 2:1 ratio from an off-site mitigation bank. The created habitat must be permanent and any oak woodlands established for other mitigation measures can also count towards this goal if placed in riparian areas. Finally, **MM 4.7.2A** stated the Approved Project would likely need permits from wildlife and water quality agencies due to the impact on riparian habitat.

In conclusion, the 2001 EIR determined impacts to jurisdictional waters were reduced to a less than significant level with implementation of Mitigation Measure **MM 4.7.2A**, and additional mitigation measures may be imposed by the Corps, CDFW, and Regional Water Quality Control Board (RWQCB) during their respective permitting/approval processes.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or substantially diminish wildlife habitat.

Migratory Wildlife

The 2001 EIR determined development of the Approved Project would disturb or destroy active migratory bird nests, a violation of the Migratory Bird Treaty Act, therefore, creating a potentially significant impact.

Although no nests were observed, the 2001 EIR determined the Approved GRRSP area supports a variety of tall trees (native and non-native) that could potentially support nesting birds, particularly raptors. Consequently, disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act and was determined to be a significant adverse impact.

The 2001 EIR required the implementation of Mitigation Measures **MM 4.7.3A** and **MM 4.7.3.B** (Alternative) to protect nesting birds during construction of the Approved Project. This mitigation required the Approved Project to either conduct pre-construction surveys to identify and avoid active nests during nesting season (March-July), or simply delay tree removal and grading activities until after the nesting season is over. The 2001 EIR determined impacts to migratory bird nesting were reduced to a less than significant level with implementation of either Mitigation Measure **MM 4.7.3A** or **4.7.3B** (Alternative).

Wildlife Corridor

The 2001 EIR determined the GRRSP area would not likely be used as a regional wildlife movement corridor and impacts to the site as a result of the Approved Project would not significantly impact regional wildlife movement. Biologists concluded that the GRRSP area was unlikely to be a corridor as the northern portion of the property itself is developed and lacks vegetation, and the surrounding freeways, railroads, and residential and commercial development block wildlife movement. The 2001 EIR concluded the larger undisturbed Coal Canyon with year-round water and diverse habitats is a more suitable path for wildlife traveling between the Santa Ana Mountains and Chino Hills open spaces. The 2001 EIR determined impacts to be less than significant.

Cumulative Impacts

The 2001 EIR stated that as many as 25 sensitive wildlife species, including the California gnatcatcher, (discussed above) could be reasonably expected or demonstrated to occur on the Approved Project site in a resident, seasonal, migratory or transient basis, utilizing coastal sage

scrub, chaparral, oak woodland, and grassland habitats. The 2001 EIR found that the project would have some impact on sensitive habitats and streambeds, and while the impact on individual species might be small, the overall effect on these resources would be significant.

Furthermore, the 2001 EIR stated the regional loss and fragmentation of coastal sage scrub habitat led to the 1993 listing of the California gnatcatcher as a Threatened species under the federal ESA. The 2001 EIR concluded that the Approved Project would significantly reduce habitat for various sensitive coastal plant and animal species, with efforts to mitigate the impact on the California gnatcatcher, the overall effect on such resources would remain significant and unavoidable even with implementation of mitigation.

4.4.3 ENVIRONMENTAL SETTING

The Modified Project site is located within the western portion of the City and consist of approximately 175 acres of various vegetation communities. Due to the topography of the property, development has historically been limited to the northern portion of the site. The property slopes to the north toward Green River Road. The southern portion of the site is dominated by the rugged hillside terrain of the Santa Ana Mountains. Northerly trending ridges with intervening northerly drainage tributary canyons flow from the high terrain. As these canyons descend to the north into the Study Area, the canyons transition to narrow streambeds that ultimately discharge to series of pipes and culverts on the south side of Green River Road. The central portion of the site contains several low foothills and deeply incised drainages, while the northern portion of the property is characterized by gently sloping to flat terrain. Elevations within the Project site range from approximately 525 feet above mean sea level (MSL) at Green River Road to over 2,500 feet above MSL in the southcentral portions.

The Modified Project area is located south of SR 91, southwest of Dominguez Ranch Road, and southeast of Fresno Road. Green River Road bisects a small portion of the GRRSP Planning Area in an east-west alignment. The Modified Project site is bounded by undeveloped land on the north, partially developed land to the east, the 91 Freeway to the west, and undeveloped land to the south. Further to the south, is the Cleveland National Forest. The Open Space and Estate Residential portions of the Project are located within the foothills of the Santa Ana Mountains. The BPI portion of the Modified Project is located at the base of these foothills.

Plant Community/Habitat Classification

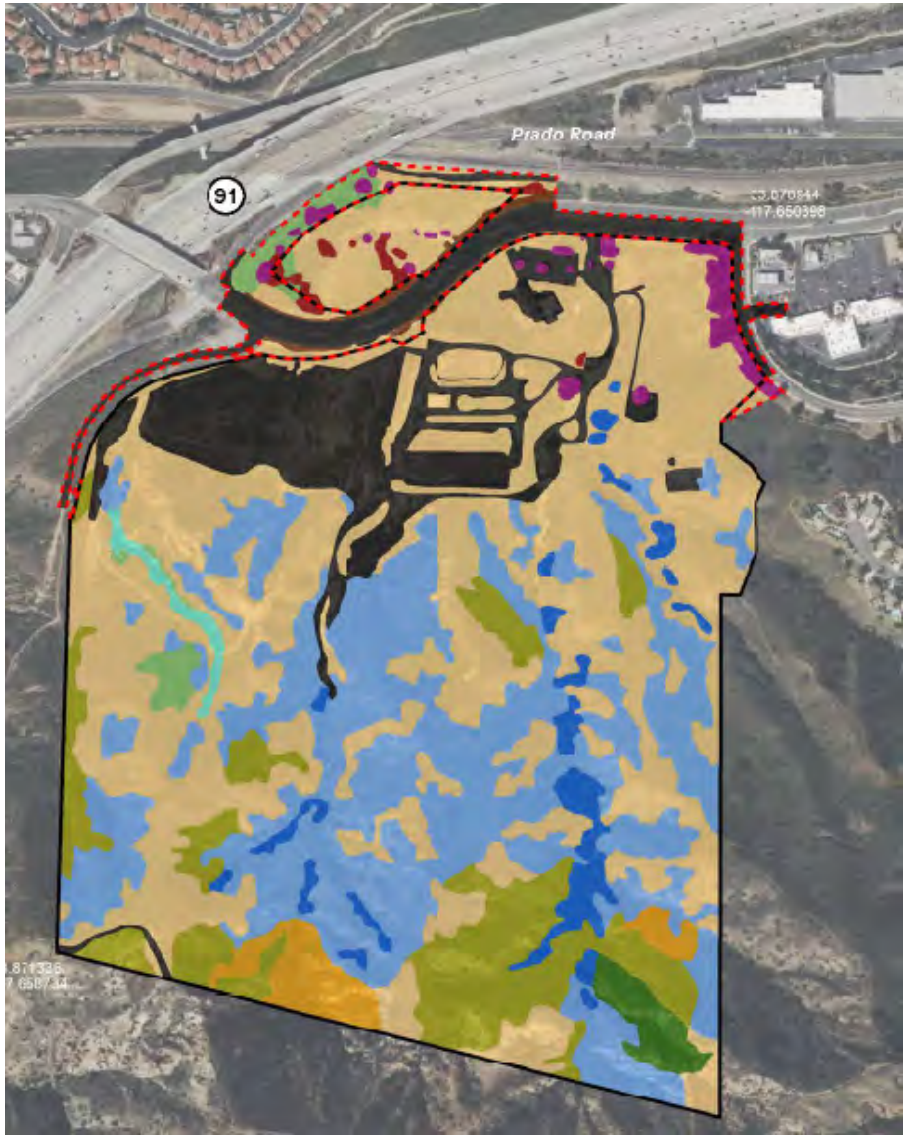
Vegetation is similar to that outlined within the 2001 EIR. The Study Area supports the following MSHCP vegetation and land-cover types: Riparian Scrub, Woodland, Forest/Riverine Vegetation, Coastal Sage Scrub, Chaparral, Desert, Developed/Disturbed Land, and Grassland. Within the Riparian Scrub, Woodland, Forest/Riverine Vegetation classification, there are two different vegetation alliances: Coast Live Oak Woodland and Elderberry Stands. For the Coastal Sage Scrub classification, the following alliances are

present: Coastal Sage Scrub and Riversidean Sage Scrub/Mixed Chaparral. In the Chaparral classification there are four alliances: Disturbed Mixed Chaparral, Lower Montane Mixed Chaparral, Mixed Chaparral, Southern Mixed Chaparral. In the Desert classification there is one alliance: Saltbush Scrub. The Grassland classification is vegetated by Non-native Grassland. The description of the natural communities is provided below and on Table 4.4-1 and in Figure 4.4.1.

Table 4.4-1: Natural Communities within the Project site and Offsite Improvements

Natural Community	Onsite Project Site (Acres)	Offsite Improvements (Acres)
Scrub Communities		
Coastal Sage Scrub	1.27	1.15
Saltbush Scrub	0.25	0.76
Chaparral Communities		
Riversidean Sage Scrub/Mixed Chaparral	1.90	0.00
Mixed Chaparral	41.69	0.00
Disturbed Mixed Chaparral	15.59	0.03
Southern Mixed Chaparral	3.45	0.00
Lower Montane Mixed Chaparral	0.94	0.00
Grassland Communities		
Ruderal/Non-Native Grassland	69.37	1.64
Woodland Communities		
Elderberry Savannah	0.55	0.26
Coast Live Oak Woodland	4.74	0.00
Disturbed or Developed Areas		
Disturbed/Developed	18.29	10.94
Residential/Urban/Exotic	1.78	0.52
Total	**159.82**	**15.30**

FIGURE 4.4-1: PROJECT VEGETATION MAP



LEGEND

- Specific Plan Boundary (Onsite)
- Offsite Improvements
- Coast Live Oak Woodland
- Coastal Sage Scrub
- Disturbed Mixed Chaparral
- Disturbed/Developed
- Elderberry Savannah
- Lower Montane Mixed Chaparral
- Mixed Chaparral
- Residential/Urban/Exotic
- Riversidean Sage Scrub/Mixed Chaparral
- Ruderal/Non-native grassland
- Saltbush Scrub
- Southern Mixed Chaparral

SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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Coastal Sage Scrub

The Study Area supports approximately 2.42 acres of coastal sage scrub within the southwestern Project boundary and north of Green River Road, of which 1.27 acres are within the Specific Plan (onsite) and 1.15 acres are located in the offsite improvement areas. This plant community is dominated with California sagebrush (*Artemisia californica*), California brittlebush (Encelia californica), California buckwheat (*Eriogonum fasciculatum*), occasional individuals or small patches of deerweed (*Acmispon glaber*), and non-native grasses in the understory.

Saltbush Scrub

The Study Area supports approximately 1.01 acres of Southern Saltbush Scrub, of which 0.25 acre is within the Specific Plan (onsite) and 0.76 acre is located in the offsite improvement areas. This plant community occurs primarily on along the shoulders of Green River Road. This plant community is dominated by big saltbush (*Atriplex lentiformis*), with laurel sumac, California buckwheat, California sagebrush, California brittlebush, and coyote bush (*Baccharis pilularis*).

Riversidean Sage Scrub/Mixed Chaparral

The Study Area contains 1.90 acres of Riversidean Sage Scrub/Mixed Chaparral, all of which is in the Specific Plan (onsite). This plant community occurs primarily within the southern portions of the Study Area. This plant community is dominated primarily with deerweed (*Acmispon glaber*), black sage (*Salvia mellifera*), and California sagebrush.

Mixed Chaparral

The Study Area supports approximately 41.69 acres of Mixed Chaparral, all of which is in the Specific Plan (onsite). This plant community occurs primarily on the southern portion of the Study Area. This plant community is dominated by laurel sumac, California sagebrush, California buckwheat, and chaparral yuca.*Disturbed Mixed Chaparral*

The Study Area supports approximately 15.62 acres of Disturbed Mixed Chaparral, of which 15.59 acres are within the Specific Plan (onsite) and 0.03 acre is located in the offsite improvement areas. This plant community occurs primarily within the southwestern Project boundary. This plant community is dominated by laurel sumac (*Malosma laurina*), lemonade berry (*Rhus integrifolia*), California sagebrush, California buckwheat, and chaparral yucca (*Hesperoyucca whipplei*).

Southern Mixed Chaparral

The Study Area supports approximately 3.45 acres of Southern Mixed Chaparral, all of which is in the Specific Plan (onsite). This plant community occurs primarily on the southern portion of the Study Area. This plant community is dominated by lemonade berry, chamise

(*Adenostoma fasciculatum*), California sagebrush, California buckwheat, laurel sumac, California buckwheat, and chaparral yucca.

Lower Montane Mixed Chaparral

The Study Area supports approximately 0.94 acre of Lower Montane Mixed Chaparral, all of which is in the Specific Plan (onsite). This plant community occur primarily within the western portion of the Study Area south of Fresno Road. This plant community is dominated by toyon (*Heteromeles arbutifolia*) in the shrub layer along with black sage (*Salvia mellifera*), and California sagebrush. The understory is sparsely vegetated.

Ruderal/Non-Native Grassland

The Study Area supports approximately 71.01 acres of Ruderal/Non-Native Grassland, of which 69.37 acres are within the Specific Plan (onsite) and 1.64 acres are located in the offsite improvement areas. This plant community is present throughout the Study Area. As such, this plant community is dominated by non-native ruderal species including red brome (*Bromus madritensis ssp. rubens*), Russian thistle (*Salsola tragus*), foxtail barley (*Hordeum murinum*), Mediterranean grass (*Schismus barbatus*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), and coastal heron's bill (*Erodium cicutarium*).

Elderberry Savannah

The Study Area supports approximately 0.81 acre of Elderberry Savannah, of which 0.55 acre is within the Specific Plan (onsite) and 0.26 acre is located in the offsite improvement areas. This plant community occurs within the northern portions of the Study Area just north of Green River Road in the offsite Commercial Development. This plant community is dominated with blue elderberry (*Sambucus nigra ssp. caerulea*) with a non-native grasses in the understory.

Coast Live Oak Woodland

The Study Area supports approximately 4.74 acres of coast live oak woodland near the southern and eastern Project boundary, all of which is in the Specific Plan (onsite). This plant community is dominated with coast live oak (*Quercus agrifolia*) with non-native grasses in the understory. This plant community is riparian vegetation associated with drainage features.

Disturbed/Developed

The Study Area supports approximately 29.23 acres of disturbed/developed lands, of which 18.29 acres are within the Specific Plan (onsite) and 10.94 acres are located in the offsite improvement areas. This land-cover type occurs primarily within the northern portions of the Study Area. Developed areas are areas where human disturbance has resulted in permanent modification of the existing landscape. These include paved areas, equestrian uses, Green River Road, and buildings. As such, this land cover type does not represent a natural plant community.

Residential/Urban/Exotic

The Study Area contains 2.30 acres of Residential/Urban/Exotic vegetation, of which 1.78 acres are within the Specific Plan (onsite) and 0.52 acre is located in the offsite improvement areas. Residential/Urban/Exotic vegetation includes areas where the vegetation predominately consists of introduced or escaped non-native horticultural plants, including trees, shrubs, flowers, and turf grass. This plant community occurs primarily along Green River Road, the eastbound SR-91 onramp, and along Dominguez Ranch Road. This plant community include eucalyptus (*Eucalyptus sp.*), Peruvian pepper tree (*Schinus molle*), and fountain grass (*Pennisetum setaceum*).

Sensitive Plant Surveys

Similar to the 2001 EIR, sensitive plant surveys were conducted concurrently with other survey efforts for the Modified Project and in accordance with published survey guidelines. Sensitive plant species include those listed as threatened or endangered or candidates for listing by USFWS, CDFW, and listed by CNPS as extinct, rare, threatened, or endangered (CNPS list 1A, 1B, and 2). Because the Project lies within the potential Quino checkerspot butterfly (QCB) range, exhaustive survey efforts were undertaken to identify any potential host plant species for the QCB. The level of detail necessary to identify those host plants also led to a thorough survey for all sensitive plant species potentially occurring on the subject property. Plant surveys were focused within all habitat communities on site. All plant species observed were recorded in field notes.

Several sensitive plant species were reported in the Biological Technical Report (Appendix D-1) as potentially existing in the region. Table 4-3 in Appendix D-1 provides a complete list of sensitive plant species and likelihood of presence/absence within the Study Area. However, none of the sensitive plant species were observed on the within the development footprint.

Coast live oaks woodland occurs on site (4.74 acres) in the easterly and the centrally located drainages of the property.

Waters of the U.S. and Wetlands

A jurisdictional wetlands and waters of the U.S. assessment of the Project site was conducted according to the methods outlined in the Corps Wetland Delineation Manual (1987). Non-wetland waters of the U.S. were delineated based on the limits of the an ordinary high water mark (OHWM) as determined by erosion, the deposition of vegetation or debris, and changes in vegetation. The CDFW jurisdiction was defined to the bank of the stream/channels or to the limit of the adjacent riparian vegetation.

Jurisdictional features addressed within the Study Area include three major drainage systems, referred to herein as Drainage Systems A, B, and C. Each of these systems includes several small tributaries that feed into the larger drainages and are sometimes connected to the system

by non-jurisdictional swale-like features that do not possess an OHWM or obvious bed, bank, or channel. There is also a small drainage feature located north of Green River Road that is referred to herein as Drainage D. Drainage C contained a pocket of riparian vegetation in an upper reach. The vegetation consists of mature coast live oak, arroyo willow (Salix lasiolepis), red willow (Salix laevigata), Fremont cottonwood (Populus fremontii), and black cottonwood (Populus balsamifera).

All drainages are identified as being ephemeral.

Identified within the three major drainage systems and their respective tributaries, the RWQCB jurisdiction totals 18,838 linear feet, of which 467 linear feet occurs offsite. The total acreage of RWQCB jurisdiction is 3.03 acres, of which 0.06 acres occurs offsite. No Corps jurisdiction was identified. The existing Corps and RWQCB jurisdictional drainages are shown on Figure 4.4-2.

Identified within the three major drainage system and their respective tributaries, total CDFW jurisdiction is 8,838 linear feet, of which 467 linear feet occurs offsite. The total acreage of CDFW jurisdiction is 8.30 acres, of which 0.10 acres occurs offsite. Of the 8.30 acres of CDFW jurisdiction, a total of 4.66 acres is identified as riparian habitat. The existing CDFW jurisdictional drainages are shown on Figure 4.4-3.

Identified within the three major drainage system and their respective tributaries, total Riparian/Riverine MSHCP jurisdiction is 8.30 acres, of which 0.10 acres occurs offsite. Of the 8.30 acres, 3.64 acres is considered MSHCP Riverine habitat, and 4.66 acres is considered MSHCP Riparian habitat. The existing Riparian/Riverine jurisdictional drainages are shown on Figure 4.4-4.

General Wildlife Inventory

General wildlife surveys were conducted concurrent with all site investigations. Animals identified during the diurnal field surveys by sight, call, tracks, nests, scat, remains, or other signs were recorded. In addition to species observed on the property, species expected to use the site were derived from analysis of habitats on the site and known preferences of regionally occurring wildlife species were listed as potentially present on the property.

The property is located along the southern edge of a significant natural area, which surrounds the Santa Ana River in the western most edge of Riverside County. The area is labeled as site number RIV 14 by the CDFW (Significant Natural Areas of Riverside County, 1999).

Wildlife species common to the region and habitat types occurring on site are expected or observed to be present on site. Special status species observed during the Biological and focused surveys include least Bell's vireo, Crotch's bumble bee, yellow warbler, and Southern California rufous-crowned sparrow.

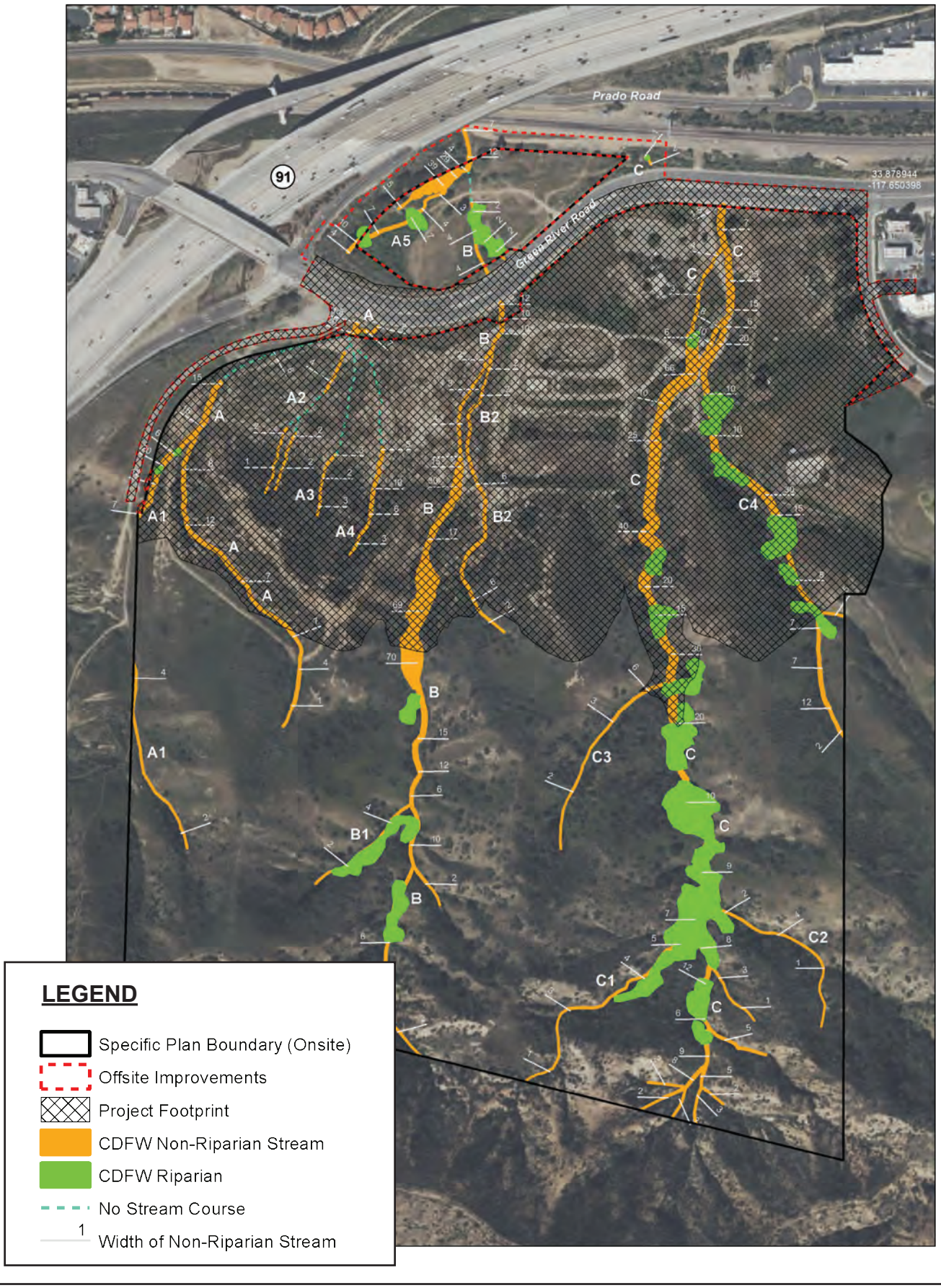
FIGURE 4.4-2: RWQCB JURISDICTIONAL DRAINAGES



SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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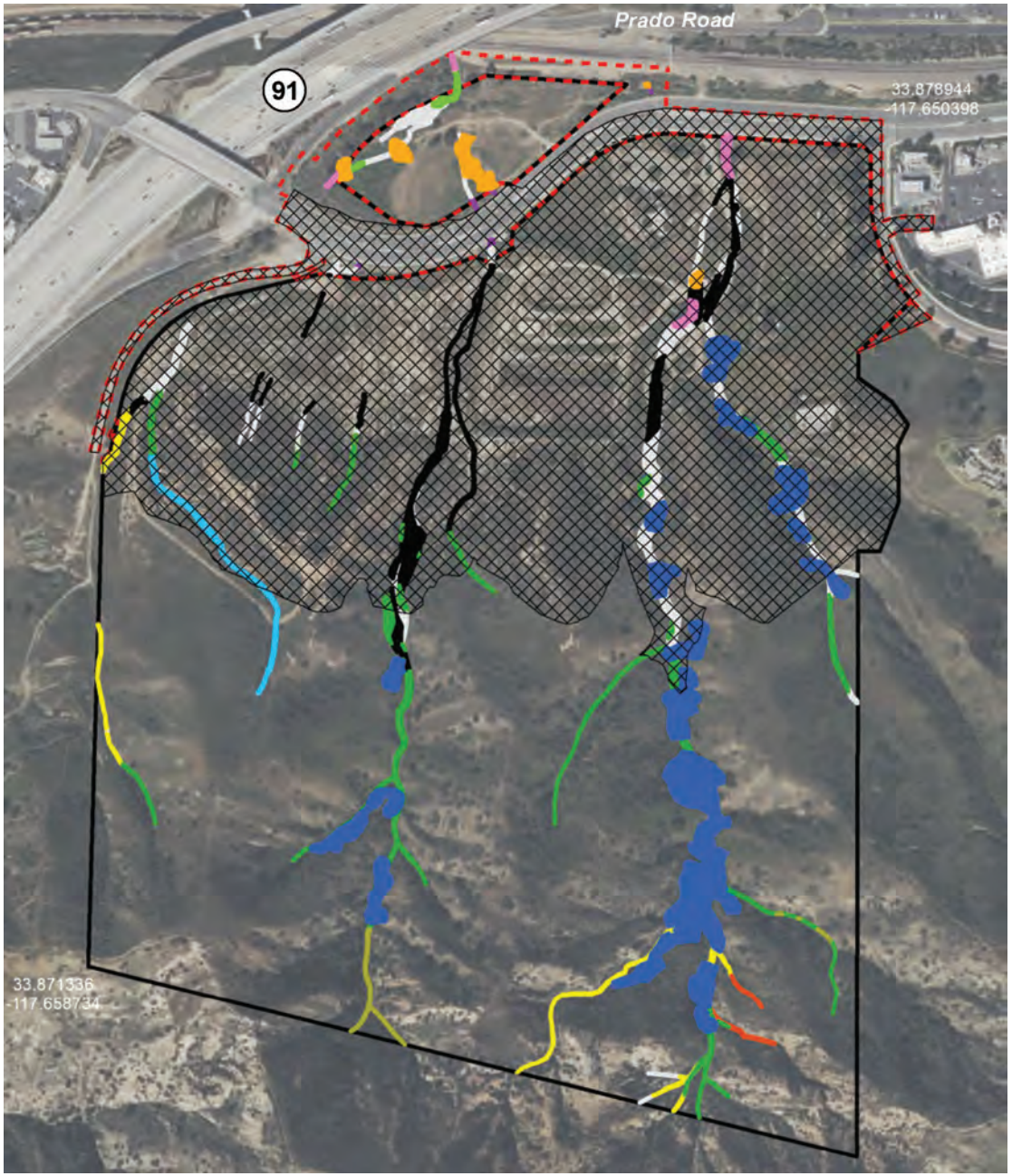
FIGURE 4.4-3: CDFW JURISDICTIONAL DRAINAGES



SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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FIGURE 4.4-4: MSHCP JURISDICTIONAL DRAINAGES



LEGEND

- Specific Plan Boundary (Onsite)
- Offsite Improvements
- Project Footprint

MSHCP Riverine

- Coastal Sage Scrub
- Disturbed Mixed Chaparral
- Disturbed/Developed
- Elderberry Savannah
- Lower Montane Mixed Chaparral
- Mixed Chaparral
- Residential/Urban/Exotic
- Riversidean Sage Scrub/Mixed Chaparral
- Ruderal/Non-native grassland
- Southern Mixed Chaparral

MSHCP Riparian

- Coast Live Oak Woodland
- Saltbush Scrub

SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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Wildlife species observed as well as those expected to occur within the study area are summarized in Appendix B of the Biological Resources Assessment (Appendix E-1 to this Supplemental EIR).

Regional Connectivity / Wildlife Movement Corridor Assessment

The Project site and adjacent lands support the movement of multiple mammalian species, including mountain lion, mule deer, bobcat, coyote, and grey fox, utilizing an extension system of ridges, canyons, and trails. The Project site occurs within an area that the MSHCP identifies as Proposed Constrained Linkage 1 (PCL-1). PCL-1 is intended to connect Existing Core A (north of the Project site) with Existing Core B to the south and is expected to provide for movement of mountain lion, bobcat, and other wildlife. However, the northern portion of PCL-1 contains multiple constraints to wildlife movement, including SR-91, the Burlington Northern Santa Fe (BNSF) railroad line, and Green River Road. Because of these constraints and the presence of an important wildlife movement area to the west (referred to as "B Canyon"), the RCA, Wildlife Agencies, and the City of Corona have for a number of years discussed the possibility of relocating PCL-1 to the west to coincide with the B Canyon area. However, because the B Canyon lands have until recently been privately owned, it was not possible to accomplish a Criteria Refinement necessary to formally re-designate the Linkage, referred to within this document as the Alternative Alignment of PCL-1. Recently the RCA completed the acquisition of approximately 740 acres of lands located south and west of the Specific Plan Project that coincide with B Canyon. Concurrent with the land acquisition, GLA submitted a Criteria Refinement Analysis via the City of Corona to the RCA to support the formal relocation of PCL-1. The RCA issued Criteria Refinement Review Findings (CR# 24-01-10-01, dated February 20, 2024) in support of the Criteria Refinement and those (Appendix D-4).

RCA and Wildlife Agencies have conceptually approved the Refinement Criteria and Alternative Alignment of PCL-1 (Appendix D-4). Additional information and environmental analysis of the Alternative Alignment of PCL-1 can be found in Section 5.0.

In further support of the assembly of PCL-1, the Project conserves 80.77 acres of land within the southern half of the Project site. The proposed conservation is contiguous with the lands recently acquired by the RCA for the MSHCP Reserve. The 80.77 acres of proposed conservation contains the structural topography and vegetative cover to facilitate regional wildlife movement. It also aligns with the wildlife linkage/corridor conservation goals of the MSHCP.

4.4.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973 defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification that result in injury to, or death of species as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

Section 7 of the ESA outlines the procedures for Federal interagency cooperation to conserve Federally listed species and designated critical habitat. Section 7 of the Act requires federal agencies to consult with the USFWS on proposed actions which may affect threatened or endangered species or which may affect critical habitat. Section 7 also requires federal agencies to confer with the USFWS if the agency determines that its action is likely to jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat. This consultation may take place in two steps:

1. Informal consultation is an optional process that includes all discussions, correspondence, etc. between the USFWS and the federal agency or a designated non-federal representative. Informal consultation is designed to assist the involved agencies in determining whether an action may affect a listed species. If the USFWS concurs that an action is not likely to adversely affect a listed species, Section 7 consultation ends. During informal consultation, the USFWS may suggest modifications to the action that the federal agency and/or permittee could make to avoid the likelihood of adverse effect.
2. If the project is likely to adversely affect a listed species, formal consultation between the USFWS and the federal agency is initiated. During formal consultation, the USFWS evaluates information relating to potential project effects on the listed species. At the conclusion of this evaluation, the USFWS formulates

a Biological Opinion as to whether the project is likely to jeopardize the continued existence of the listed species. If a "jeopardy opinion" is issued, the USFWS is to include reasonable and prudent alternatives to the federal action. In the case of a "no jeopardy opinion" (or with the implementation of reasonable and prudent alternatives), the USFWS may also issue an "incidental take" statement, which allows the incidental take of a listed species in accordance with terms and conditions specified in the Biological Opinion.

Section 10 of the ESA provides the regulatory mechanism which allows the incidental take of a listed species by private interests and non-federal government agencies during lawful land, water, and ocean use activities. Under these conditions habitat conservation plans (HCPs) for the impacted species must be developed, approved by the USFWS, and implemented by the permittee. It is the goal through the HCP to minimize impacts to the species and develop viable mitigation measures to offset the unavoidable impacts.

STATE

California Endangered Species Act

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal Endangered Species Act (FESA), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating "No person shall import into this state, export out of 18 this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided." Under the CESA, "take"

is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913 of the of the California Fish and Game Code provide that notification is required prior to disturbance.

State authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted as outlined within Sections 2090-2097 of the CESA. This requires that the state lead agency consult with CDFW on projects with potential impacts on state-listed species. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed as 19 well as state-listed species. In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

Clean Water Act, Section 404

Pursuant to Section 404 of the Clean Water Act, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term "waters of the United States" is defined in Corps regulations at 33 CFR Part 328.3(a) as:

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
(2) All interstate waters including interstate wetlands;
(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect foreign commerce including any such waters:
    (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
    (ii) From which fish or shell fish are or could be taken and sold in interstate or foreign commerce; or
    (iii) Which are used or could be used for industrial purpose by industries in interstate commerce...
(4) All impoundments of waters otherwise defined as waters of the United States under the definition;
(5) Tributaries of waters identified in paragraphs (a) (1)-(4) of this section;
(6) The territorial seas;
(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1)-(6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the EPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the OHWM which is defined at 33 CFR 328.3(e) as: ...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

The term “wetlands” (a subset of “waters of the United States”) is defined at 33 CFR 328.3(b) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support...a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the Corps published the Wetland Manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the Wetland Manual and the Arid West Supplement generally require that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the Wetland Manual and Arid West Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria:

- More than 50 percent of the dominant plant species at the site must be hydrophytic in nature as published in the most current national wetland plant list;
- Soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleyed color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and
- Whereas the Wetland Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include a quantitative criteria with the exception for areas with “problematic hydrophytic vegetation”, which require a minimum of 14 days of ponding to be considered a wetland.

Clean Water Act, Section 401

The California Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the Clean Water Act. RWQCB and each of its nine Regional Boards regulate the discharge of waste (dredged or fill material) into waters of the United States and waters of the state. Waters of the United States are defined above in Section II.A and waters of the state are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code 13050[e]).

The Project is within the jurisdiction of the Santa Ana RWQCB and will require a water quality certification or waiver. Section 401 of the CWA requires certification for any federal permit or license authorizing impacts to waters of the U.S. (i.e., waters that are within federal jurisdiction), such as Section 404 of the CWA and Section 10 of the Safe Rivers and Harbors Act, to ensure that the impacts do not violate state water quality standards. When a project could impact waters outside of federal jurisdiction, the Regional Board has the authority under the Porter-Cologne Water Quality Control Act to issue Waste Discharge Requirements (WDRs) to ensure that impacts do not violate state water quality standards. Clean Water Act Section 401 Water Quality Certifications, WDRs, and waivers of WDRs are also referred to as orders or permits.

California Fish and Wildlife Section 1600

Sections 1600-1603 of the California Fish and Game Code, the California Department of Fish and Wildlife (CDFW) regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

CDFW defines a stream (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW's definition of "lake" includes "natural lakes or manmade reservoirs." CDFW also defines a stream as "a body of water that flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators."

It is important to note that the Fish and Game Code defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45 and Division 2, Chapter 1 section 711.2(a) respectively). Furthermore, Division 2, Chapter 5, Article 6, Section 1600 et seq. of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence/absence of vegetation types or communities.

REGIONAL

Western Riverside Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the federal and state wildlife agencies and participating entities. The MSHCP is a comprehensive habitat conservation-planning program for western Riverside County. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. As such, the MSHCP is intended to streamline review of individual projects with respect to the species and habitats addressed in the MSHCP, and to provide for an overall Conservation Area that would be of greater benefit to biological resources than would result from a piecemeal regulatory approach. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species pursuant to Section 10(a) of the FESA.

Through agreements with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), the MSHCP designates 146 special-status animal and plant species that receive some level of coverage under the plan. Of the 146 "Covered Species" designated under the MSHCP, the majority of these species have no additional survey/conservation requirements. In addition, through project participation with the MSHCP, the MSHCP provides mitigation for project-specific impacts to Covered Species so that the impacts would be reduced to below a level of significance pursuant to CEQA. As noted above, project-specific survey requirements exist for species designated as "Covered Species not yet adequately conserved". These include Narrow Endemic Plant Species, as identified by the Narrow Endemic Plant Species Survey Areas (NEPSSA); Criteria Area Plant Species identified by the Criteria Area Species Survey Areas (CASSA); animal species as identified by survey area; and plant and animal species associated with riparian/riverine areas and vernal pool habitats (Volume I, Section 6.1.2 of the MSHCP document).

For projects that have a federal nexus such as through federal Clean Water Act Section 404 permitting, take authorization for federally listed covered species would occur under Section 7 (not Section 10) of FESA and that USFWS would provide a MSHCP consistency review of the proposed project, resulting in a biological opinion. The biological opinion would require no more compensation than what is required to be consistent with the MSHCP.

LOCAL

City of Corona 2020–2040 General Plan

The City of Corona 2020–2040 General Plan includes several goals and policies relating to biological resources including:

Environmental Resources Element

Goal ER-4: Proper management of floodplain and riparian areas for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and public health and safety.

Policy ER-4.4: Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses to the extent feasible in new private and public developments or implement on-site replacement as mitigation.

Goal ER-5: Preservation and protection of natural and man-made wetlands from development impacts for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and scenic value.

Policy ER-5.5: Prohibit the planting of invasive, nonnative species in areas that would encroach and affect watercourses, their banks, and riparian areas.

Goal ER-6: Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.

Policy ER-6.1: Support the rehabilitation and enhancement of the biological diversity, and integrity of the City's natural resources through such means as vegetation restoration, control of alien plants and animals, landscape buffering, and natural watercourse channel restoration.

Policy ER-6.2: Preserve the wildlife and plant species and habitats listed in Tables 4-12 and 4-13 of the Technical Background Report for the General Plan and EIR and those that may be considered by the City of Corona in the future.

Policy ER-6.3: Ensure that new developments and circulation improvements demonstrate compliance with state and federal regulations concerning the status, location, and condition of significant and sensitive biological species and habitats and riparian and riverine corridors. Biological surveys, as required and defined by the Western Riverside County Multiple Species Habitat Conservation Plan, should identify potential impacts on biological resources and include mitigation measures to protect/replace resources in like kind.

Policy ER-6.4: Ensure that new developments through the development review process adhere to the Western Riverside County Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Habitat Conservation Plan, and other habitat plans as appropriate to conserve biological diversity through protection of natural communities.

Policy ER-6.5: Preserve wildlife habitat of significant natural open space areas, including expanding habitat ranges, movement corridors, and nesting sites by adhering to and implementing the core biological linkages identified in the MSHCP for parts of the Temescal Canyon Area Plan in the City. Any proposed recreational use of those areas such as trails shall be designed to not interfere with the preservation efforts established in the MSHCP.

Goal ER-7: Adequate protection of biological resources and increased public awareness of their value to the community.

Policy ER-7.1: Require that public and private construction activities be conducted in a manner to minimize adverse impacts on natural resources and biological resources in proximity to MSHCP conservation areas and adhere to the MSHCP Guidelines pertaining to Urban/Wildlife Interface for drainage, toxics, lighting, noise, invasive barriers and grading [MSHCP Section 6.1.4].

Goal ER-8: Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.

Policy ER-6.1: Support the rehabilitation and enhancement of the biological diversity, and integrity of the City's natural resources through such means as vegetation restoration, control of alien plants and animals, landscape buffering, and natural watercourse channel restoration.

Goal ER-8: Protection of forest and vegetation resources in the City of Corona.

Policy ER-8.1: Cooperate with federal and state agencies to achieve the sustainable conservation of forest lands as a means of providing open space and protecting natural resources and MSHCP habitat.

Policy ER-8.4: Maintain and conserve superior examples of native trees (including oak trees), natural vegetation, stands of established trees, and other features for aesthetic and water conservation purposes.

Policy ER-8.5: Conserve the oak tree resources in the City to the extent feasible.

Goal ER-9: Protection of regional washes and waterways and their use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Policy ER-9.1: Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies in the Western Riverside County MSHCP.

Policy ER-9.2: Conserve existing wetlands and wetland functions and values in the Temescal Canyon Wash, Prado Basin, and the Santa Ana River with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub, and open water habitats.

Policy ER-9.3: Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher within the Temescal Canyon Area Plan including locations at Prado Basin, Santa Ana River, and Temescal Wash. Maintain existing breeding habitat for these species at Prado Basin, Santa Ana River, and Temescal Wash where applicable to a particular project and location.

Policy ER-9.4: Conserve and manage suitable habitat for species known to exist in the Temescal Canyon Area Plan of Western Riverside County's Multiple Species Habitat Conservation Plan.

Policy ER-9.5: Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon area, including Munz's onion, Palmer's grappling hook, smallflowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.

Policy ER-9.6: Conserve sandy soils co-occurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon area.

Policy ER-9.7: Conserve locations supporting California muhly, heart-lived pitcher sage, Hall's monardella, and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.

Policy ER-9.8: Provide for and maintain connection(s) from the Cleveland National Forest to Prado Basin and the Santa Ana River within Temescal Canyon, providing opportunities for offsite connections to Chino Hills State Park.

Policy ER-9.10: Conserve floodplain areas supporting sensitive plant species known to occur in Temescal Canyon, including Parry's spineflower, peninsular spineflower, and smooth tarplant, and Coulter's matilija poppy.

Policy ER-9.11: Conserve rocky soils co-occurring with coastal sage scrub, peninsular jumper, or chaparral supporting Payson's jewelflower, known to occur in the Temescal Canyon area.

Policy ER-9.12: Provide for and maintain a continuous linkage along Temescal Wash from the southern boundary of the Temescal Canyon area to the Santa Ana River.

4.4.5 PROJECT DESIGN FEATURES

No biological resource project design features.

4.4.6 THRESHOLDS OF SIGNIFICANCE

Criteria for determining the significance of impacts related to biological resources are based on criteria contained in Appendix G of the State CEQA Guidelines and the City's CEQA Manual. The proposed Project could have a significant impact on the environment if it would:

Threshold BIO-1 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 Game or U.S. Fish and Wildlife Service?

Threshold BIO-2 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 Game or U.S. Fish and Wildlife Service?

Threshold BIO-3 Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Threshold BIO-4 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?

Threshold BIO-5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Threshold BIO-6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

METHODOLOGY

The following analysis is based, in part, on information provided by the *Biological Technical Report for the Green River Specific Plan*, prepared by Glenn Lukos Associates, Inc. dated April 2, 2024 (Appendix D-1); *Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for impacts to MSHCP Riparian/Riverine Area Green River Ranch Industrial Project*, prepared by Glenn Lukos Associates, Inc. dated April 11, 2024 (Appendix D-2); and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis*, prepared by Glenn Lukos Associates, Inc. dated April 11, 2024 (Appendix D-3). The information obtained from these sources and other relevant materials was reviewed to evaluate the potential presence of biological resources on the Project site.

4.4.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the Project:				
BIO-1 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 Game or U.S. Fish and Wildlife Service.	☐	☐	☒	☐
BIO-2 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 Game or U.S. Fish and Wildlife Service	☐	☐	☐	☒
BIO-3 Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	☐	☐	☐	☒

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the Project:				
BIO-4 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	☐	☐	☐	☒
BIO-5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	☐	☐	☐	☒
BIO-6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact BIO-1: 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 Game or U.S. Fish and Wildlife Service?

New information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR.

As previously stated in the 2001 EIR, construction of the Approved Project would result in the loss of common plant species. One special status plant species was observed with the updated survey for the Modified Project and includes Coulter's matilija poppy. This species is a covered species under the MSHCP. This species is not a state or federally listed species, but is classified as Rank 4. As summarized in Table 3-1 of the Biological Study, Rank 4 species are currently thought to be limited in distribution or range whose vulnerability or susceptibility to threat is currently low. Given the low sensitivity of this species and the limited presence within the Modified Project site, impacts to the matilija poppy would be less than significant.

Three special-status birds were observed during the updated biological surveys for the Modified Project including yellow warbler, southern California rufous-crowned sparrow and least Bell's vireo. The Project would impact habitat for the rufous-crowned sparrow, least Bell's vireo, and yellow warbler. Additionally, the Project would remove habitat with the potential to support white-tailed kite and would reduce the suitable foraging and/or nesting habitat (e.g., chaparral, coastal sage scrub, oak woodland, and scrub oak chaparral). The rufous-crowned sparrow is not listed and is not a California Species of Concern, but does have a S3 State Ranking, and therefore is marginally considered to have special-status. However, based on the relatively low sensitivity ranking, broad distribution, and limited impact by the Project compared to the large range of species and the Project's adjacency to MSHCP conservation areas to the south and to the west where proximate foraging habitat is available, impacts to the rufous-crowned sparrow would be less than significant.

Impacts to the least Bell's vireo and yellow warbler that would occur upon development of the Commercial component would be potentially significant. However, as the MSHCP provides coverage for both species, the Project's participation in the MSHCP through mandatory MSHCP fee payments and compliance with the biological requirements of the MSHCP ensures that any impacts to covered special status plants would be less than significant. In addition, the loss of habitat for the least Bell's vireo would require mitigation and the impacts would require the approval of a DBESP by the Wildlife Agencies.

Construction of the BPI Industrial Development would potentially impact least Bell's vireo, and as part of the JPR process for the development project RCA is requiring construction

mitigation for such indirect impacts. This is considered to be a significant impact requiring mitigation. **MM 4.7.3.A and MM 4.7.3.B (alternative)** remain applicable to the Modified Project to reduce impacts to Migratory Birds to a less than significant level. With the inclusion of additional construction mitigation contained in **MM BIO-1** for indirect impacts to the least Bell's vireo, impacts would be mitigated to less than significant.

> **Mitigation Measure MM BIO-1:** If construction will occur within 300 feet of potential vireo habitat between March 15 and September 30, a biologist shall determine whether vireo individuals are present within the adjacent habitat. If work will start prior to March 15 and continue into the vireo season, or will start between March 15 and April 30, the biologist shall survey the adjacent habitat weekly for eight weeks[1] starting on or around March 15 until vireo are detected, or until eight visits are completed and the vireo is confirmed absent. If construction work will start after April 30, then surveys will start on or around April 10 (the formal start of the vireo survey period), and surveys will follow the survey intervals as stated above.
>
> If vireo individuals are detected, the biologist will determine necessity and applicability of measures to address edge effects for construction activities occurring within 300 feet of occupied vireo habitat to protect the vireo. At minimum the following are recommended.

1) Noise: Given the proximity of the vireo habitat to the existing Green River Road and the adjacent SR-91, there is already an existing noise baseline from heavy traffic use, and it is possible that construction noise would not exceed that baseline. The Project proponent will retain a qualified biologist to perform noise monitoring to determine the ambient noise level at the habitat edge without construction activities occurring within 300 feet of the habitat edge, and then determine noise levels while construction activities are occurring. If it is determined that with construction, the noise levels exceed the ambient levels, then noise attenuation measures may be implemented, including the construction of a temporary noise attenuation barrier (sound wall) along the disturbance limits north of Green River Road. If it is determined that noise levels cannot be attenuated, then the specific construction activities resulting in the noise will need to be temporarily ceased until August 31, or prior if it is determined through surveys that the vireo are no longer present.
2) Lighting: Any night lighting needed during construction within 300 feet of occupied vireo habitat will be down shielded or directed away from the vireo habitat to prevent the illumination of the adjacent habitat.
3) Dust Emissions: The Project, as a part of standard best management practices (BMPs) pursuant to South Coast Air Quality Management District Rule 403, will introduce dust control measures for the duration of construction activities to minimize any dust-related effect on adjacent vireos.

4) Trespassing: Prior to the start of construction activities along the northern side of Green River Road, the edge of the disturbance limits adjacent to the vireo habitat will be demarcated with orange construction fencing to prevent trespassing into the adjacent habitat. In addition, the Project proponent will implement an Environmental Awareness Training program prior to the start of construction to advise workers of sensitive biological areas adjacent to the development footprint, including the habitat areas north of Green River Ranch Road.

In 2019 the Crotch Bumble Bee was listed as a State Candidate Endangered (SCE) Species. Crotch bumble bee was observed onsite during focused surveys for this species. The overall Study Area supports potentially suitable habitat for the Crotch bumble bee primarily within the non-native grasslands and within the scrub; however, this species is a habitat generalist as it will occur in a variety of plant communities throughout its range. Individuals were detected on the lower slopes in the southern portion of the Project's impact footprint where the grassland areas are less disturbed and native scrub vegetation is present. Furthermore, if Crotch bumble bee remains as a SCE or has otherwise been confirmed as a State Endangered species at the time of Project site disturbance, then an Incidental Take Permit (ITP) may be required prior to the disturbance of the occupied habitat. Impact would be considered potentially significant. The following mitigation measure which includes the conservation of 50.96 acres of scrub habitat and 26 acres of non-native grasslands and conservation of open space will offset impacts to the Crotch Bumble Bee and bring impacts to a less than significant level.

Mitigation Measure MM BIO-2: If the bumble bee is still a Candidate species or has been confirmed as a State listed species at the time of Project site disturbance, then prior to the issuance of a grading permit that would remove Crotch bumble bee habitat:

1) The Project proponent shall have conveyed or have an agreement to convey approximately 50.96 acres of various scrub habitats and 26 acres of non-native grassland in the southern portion of the Project site to the RCA, which constitutes avoidance of suitable habitat.
2) If the land to be conserved in the southern portion of the Project site has not been conveyed to the RCA and no agreement is yet in place to convey the property, the Project proponent shall coordinate with CDFW to address the extent of impacts and determine whether an ITP for Crotch bumble bee would be required. If an ITP were required, then mitigation may be required by CDFW as part of the ITP process, and the conservation of the comparable open space habitat would be presented to support the ITP.

This impact is new information or more severe impact as a result of the Modified Project, however, with the addition of Mitigation Measure **MM BIO-2** impacts would be reduced to a less than significant level.

As identified in the 2001 EIR for the Approved Project, suitable habitat occurs onsite for Plummer's mariposa lily and intermediate mariposa lily and they have a moderate potential to occur onsite. These species were not observed during the updated surveys for the Modified Project. Many-stemmed dudleya and Brauton's milk-vetch have a low likelihood of occurring onsite. These species were not observed during the updated surveys for the Modified Project, therefore impacts remain similar to those identified in the 2001 EIR for the Approved Project, which is less than significant.

Several sensitive wildlife species were observed on site during the updated surveys for the Modified Project. Several other sensitive wildlife species have at least a moderate potential to occur on site, identified within Appendix A and Append B of the Biological Technical Report. As identified within the 2001 EIR for the Approved Project, short-term impacts may occur to the species as a result of construction activities. These species are not protected by federal or state listings as threatened or endangered and any loss of individuals would not threaten their regional populations. Removal of their habitat represents a less than significant impact to regional populations of these species.

As identified within the 2001 EIR, implementation of the Approved Project would result in a direct loss of at least one California gnatcatcher and occupied live-in habitat for the species. While the loss of habitat for the species is now covered by the MSHCP, the Modified Project prohibits clearing occupied habitat during breeding season (March 1 through August 31). These impacts remain potentially significant for the Modified Project. **Mitigation Measure 4.7.1.A** remain applicable to the Modified Project to reduce impacts to California gnatcatcher to a less than significant level.

The 2001 EIR concluded implementation of the Modified Project would result in potential impacts to migratory birds and the nests. **Mitigation Measure 4.7.3.A and Mitigation Measure 4.7.3.B (alternative)** remain applicable to the Modified Project to reduce impacts to Migratory Birds to a less than significant level.

With the inclusion of the additional Mitigation Measure for the Crotch Bumble Bee, Impacts would be **more severe impacts from the Modified Project requiring revisions to the Prior EIR**. With the include of the additional Mitigation Measure **MM BIO-1** for the Crotch Bumble Bee, impacts are reduced to a less than significant level.

Impact BIO-2: 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 Game or U.S. Fish and Wildlife Service?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Under the Modified Project, a total of 2.10 acres of Regional Board jurisdiction would be permanently impacted (all non-wetland waters), including 2.07 acres onsite and 0.03 acre offsite.

A total of 3.66 acres of CDFW Jurisdiction would be permanently impacted as part of the BIP Development. This includes 2.51 acres of non-riparian streambed and 1.15 acres of riparian streambed.

As identified in the 2001 EIR of the Approved Project, a total of 1.76 acres of Corps/RWQCB jurisdiction and 9.81 acres of CDFW jurisdiction would be impacted as a result of the Approved Project implementation. Per the 2001 EIR **Mitigation Measure 4.7.2.A**, impacts to riparian habitat would be replaced through creation of new riparian habitat at a minimum of 1.5:1 onsite or alternatively, or in combination with onsite crease, riparian or wetlands mitigation credits shall be acquired in an offsite mitigation bank at a replacement ratio of 2:1.

While RWQCB impacts have slightly increase for the Modified Project, these impacts are minor. Furthermore, impacts to CDFW jurisdiction as a result of the Modified Project has decreased significantly. **Mitigation Measure 4.7.2.A** remains applicable for the Modified Project with the clarification that impacts to the 3.66 acres of CDFW jurisdiction shall be mitigated at a greater than 3:1 ratio (11.14 acres). The Mitigation would be a combination of onsite restoration and preservation, and purchase of offsite mitigation bank (Riverpark Mitigation Bank). The onsite mitigation would consist of restoration of 2.57 acres of riparian oak woodland and preservation of 3.80 acres of oak woodlands and streams. The remaining balance of 4.68 acres would be purchased at a Mitigation bank. As such, **Mitigation Measure 4.7.2.A** would be clarified to include the following language.

> **Mitigation Measure 4.7.2A** All riparian habitat impacted (i.e., removed) by the proposed project shall be replaced through creation of new riparian habitat of equal or greater quality. Permanent impacts to 3.47 acres of CDFW jurisdiction (including 1.96 acres of potential Corps/RWQCB jurisdiction) shall be mitigated through the combination of onsite restoration and preservation, and offsite mitigation (Riverpark Mitigation Bank: Should Riverpark Mitigation Bank become unavailable in the future, an alternative mitigation strategy through another mitigation bank within the MSHCP Plan Boundary shall be reviewed and approved by the RCA and Wildlife Agencies (CDFW and USFWS) prior to issuance of a grading permit). The onsite mitigation will consist of the restoration of 2.57 acres of riparian oak woodland and the preservation of 6.36 acres of oak woodlands and streams. The balance of mitigation would consist of 4.62 acres would be purchased at a Mitigation bank.
>
> It is anticipated that project construction will require permits or approvals from the CDFW (per Section 1601/1603 of the Fish and Game Code), and RWQCB (per Section 401 of the federal Clean Water Act).

~~If habitat creation is conducted on site, the replacement ratio shall be a minimum of 1.5:1(create 1.5 acres of habitat for each 1 acre impacted). Suitable locations for on-site creation of habitat include proposed debris basins and drainage corridors that may be retained or established in the proposed estate residential area. Any portions of the basins that are used for habitat creation will be excluded from any debris removal, sediment removal, or other maintenance operations. The created habitat shall be retained in a natural condition in perpetuity. Since the existing coast live oak woodland is primarily associated with drainage courses, oak woodlands established as mitigation for measures 4.7.4A will also qualify as created riparian habitat if established in riparian settings including in or adjacent to the proposed debris basins.~~

With the clarification language for the Modified Project, impacts would be **less than significant within mitigation**, as previously identified in the 2001 EIR for the Approved Project.

Impact BIO-3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The biological studies prepared for the Modified Project determined the site does not support any wetlands. Consequently, no impact to state or federally protected wetlands would occur and no mitigation is required.

Impact BIO-4: 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?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project will impact the lower portions of north-south ridges and canyons that terminate at the flat portion of the property at Green River Road that support the local movement of wildlife.

As discussed above, the City is currently pursuing a Criteria Refinement through the RCA and Wildlife Agencies to formally relocated PCL-1 west to coincide with the B Canyon area. Additional information and environmental analysis of the Alternative Alignment of PCL-1 can be found in Section 5.0. The processing of the Criteria Refinement coincides with the RCA's

recent acquisition of approximately 740 acres of lands located south and west of the Project site that contain B Canyon. The RCA issued Criteria Refinement Review Findings (CR# 24-01-10-01, dated February 20, 2024) in support of the Criteria Refinement stating approval of the realignment of PCL-1. The findings letter is included as Appendix D-4.

The formal relocation of PCL-1 removes the Modified Project site from the Linkage and thereby greatly reduces the relative importance of the Project site to facilitate wildlife movement and to connect Core A and Core B. In further support of the assembly of PCL-1, the Modified Project proponent is proposing to conserve 80.77 acres of land within the southern half of the site. The proposed conservation is contiguous with the lands recently acquired by the RCA for the MSHCP Reserve. The 80.77 acres of proposed conservation contains the structural topography and vegetative cover to facilitate regional wildlife movement. It aligns with the wildlife linkage/corridor conservation goals of the MSHCP.

The Modified Project includes the construction of a wildlife fence between the proposed MSHCP conservation areas and the of the Project. The fencing will be constructed along the western and southern edges of the Project site to direct wildlife to the west along the re-relocated PCL-1 Route in B Canyon. The fence will start at the eastern property boundary, extending west along the limits of the proposed MSHCP Conservation until the fence reaches the western boundary shared with the existing MSHCP Additional Reserve Lands. Then the fence will turn north along the property boundary to the terminus of Fresno Road, then northwest where the fence will terminate at the limits of Caltrans' easement for SR-91. The fence is proposed to be chain link (at least 8 feet tall) and will include one-way swing gates to allow for wildlife escape access to the open space to the south and west.

Temporary disturbances to wildlife movement may occur during construction; however, these disturbances would primarily occur during day-time hours during construction activities and would not interfere significantly with wildlife movement on a landscape level. The Project's consistency with the MSHCP and adherence to mandatory MSHCP requirements would reduce impacts to wildlife movement to a level of less than significant under CEQA.

Additionally, no native wildlife nursery sites were observed within the Project area and therefore, no impacts to wildlife nursery sites would occur.

The Project's construction activities have the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to September 15). To avoid impacts to nesting birds, as identified within the 2001 EIR **Mitigation Measure 4.7.3.A and Mitigation Measure 4.7.3.B (alternative)** remain applicable to the Modified Project to reduce impacts to Migratory Birds to a less than significant level.

Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The 2001 EIR identified 3.90 acres of coast live oak that would be impacted as a result of the Approved Project. **Mitigation Measures 4.7.4.A through 4.7.4.E** was included to mitigate for the impacts associated with coast live oak woodlands to a less than significant level.

The Modified Project would also implement **Mitigation Measures 4.7.4.A through 4.7.4.E** to reduce impacts to coast live oak. However, the Modified Project would impact 1.13 acres of coast live oak woodland, which is significantly less impacts than the Approved Project. Furthermore, the Modified Project would avoid and conserve 3.50 acres of coast live oak woodland. Therefore, the Modified Project reduces impacts to coast live oak woodland in comparison to the Approved Project.

While the City has no direct tree preservation ordinance, the City's 2020–2040 General Plan includes several goals and policies relating to biological resources. The goals and policies of the General Plan are intended to support consistency with the MSHCP and to protect and preserve biological resources including plants and wildlife, vegetation communities, and wetlands and drainages.

The Project will not conflict with any local policies or ordinances protecting biological resources. The Project proponent is proposing permanent conservation of 80.77 acres of land within the southern half of the Study Area, and all development associated with the Modified Project will comply with the requirements of the MSHCP. The conservation of native land and compliance with the MSCHP in conjunction with avoidance, minimization, and mitigation will render the Project compliant with and not conflict with the biological resource policies of the City of Corona 2020–2040 General Plan. With implementation of **Mitigation Measures 4.7.4.A through 4.7.4.E**, impacts are considered less than significant.

Impact BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project occurs within the MSHCP Temescal Area Plan, specifically in Subunit 1 (Santa Ana River to Santa Ana Mountains), Criteria Cells 1702, 1704, 1811, and 1812 [Exhibit 5A – MSHCP Overlay Map]. Lands described for conservation within these Criteria Cells are intended support the assembly of Proposed Constrained Linkage 1 ("PCL-1") and

Proposed Constrained Linkage 2 ("PCL-2") further to the east. The City is currently pursuing a Criteria Refinement through the RCA and Wildlife Agencies to formally relocate PCL-1 west to coincide with the B Canyon area. Additional information and environmental analysis of the Alternative Alignment of PCL-1 can be found in Section 5.0. The processing of the Criteria Refinement coincides with the RCA's recent acquisition of approximately 740 acres of lands located south and west of the Specific Plan Project that contain B Canyon. The RCA issued Criteria Refinement Review Findings (CR# 24-01-10-01, dated February 20, 2024) in support of the Criteria Refinement stating approval of the realignment of PCL-1. The findings letter is included as Appendix D-4.

The formal relocation of PCL-1 removes the Modified Project site from the Linkage and thereby greatly reduces the relative importance of the Project site to facilitate wildlife movement and to connect Core A and Core B. Even with the approval of the Criteria Refinement, i.e., the relocation of PCL-1, the Modified Project is still subject to JPR for the RCA to determine the Project's overall consistency with the MSHCP; however, the Modified Project would no longer be required to conserve lands in support of the original PCL-1 alignment. Regardless, the Modified Project would conserve approximately 80.77 acres of land within the southern half of the site to contribute to the MSHCP Reserve. The conserved lands would be dedicated to the RCA and managed and protected in perpetuity.

The Modified Project would impact approximately 3.66 acres of MSHCP riparian/riverine areas, including 1.15 acres of riparian vegetation and 2.51 acres of unvegetated riverine areas. The functions of impacted MSHCP riparian areas must be replaced such that the resulting project is "biologically equivalent or superior" to the existing site conditions. A DBESP must be approved by the wildlife agencies (USFWS and CDFW) for the proposed Modified Project. Per the submitted DBESP prepared by GLA on January 17, 2022 and revised August 29, 2024 included as Appendix E-2, the modified Project avoids a total of 80.77 acres in the southern portion of the site, and protect in perpetuity 6.36 acres which contain 2.57 acres of riparian/riverine areas and 3.80 acres of coast live oak woodland.

In comparison, of the 3.66 acres of impacts to riparian/riverine areas, more than half of the impacts (2.07 acres) include drainage features in the northern portion of the Project site that have been disturbed through past land uses, with 1.01 acres mapped as disturbed or developed; 0.96 acre as supporting vegetation associated with ruderal areas, including non-native grasses and forbs; and 0.10 acre in areas mapped as residential/urban/exotic. These drainage features do not contain habitats described for conservation, nor do they contain habitat that support Section 6.1.2 species. However, the Project will impact 1.59 acres of riverine areas supporting native vegetation communities, including 1.12 acres of coast like oak woodland, 0.03 acre of elderberry stands, and 0.44 acre of native upland scrub. The coast live oak woodland and elderberry stands are classified as riparian communities.

With the implementation of **Mitigation Measure 4.7.2.A**, impacts would be less than significant. Furthermore, with the realignment and conservation of PCL-1, the Project would conserve 80.77 acres of lands, which increases habitat for sensitive and listed species. These lands would be protected in perpetuity via the MSHCP Reserve to support Covered Species.

Lastly, the Project will conserve and protect 2.57 acres of riparian/riverine areas, including 3.80 acres of coast live oak woodland and 0.64 acre of native upland scrub communities (chaparral and Riversidean sage scrub. The Project will conserve habitat functions at a 2.5:1 to nearly 3:1 ratio to the quantity impacted. In addition, the Project will further mitigate impacts to 3.66 acres of MSHCP riparian/riverine areas through the onsite restoration of 2.57 acres of oak woodland and the additional purchase of 4.62 acres of mitigation credits at the Riverpark Mitigation Bank.

4.4.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less than Significant Impact with Mitigation. Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered potentially significant. “Related projects” refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed Project.

Anticipated cumulative impacts are addressed by the MSHCP, which, as currently adopted, addresses 146 “Covered Species” that represent a broad range of habitats and geographical areas within western Riverside County, including threatened and endangered species and regionally- or locally-sensitive species that have specific habitat requirements and conservation and management needs. The MSHCP addresses biological impacts for take of Covered Species within the MSHCP area. Impacts to Covered Species and establishment and implementation of a regional conservation strategy and other measures included in the MSHCP are intended to address the federal, state, and local mitigation requirements for these species and their habitats.

Impacts to the special-status vegetation communities could be potentially cumulatively significant, prior to mitigation. These vegetation communities are Coast Live Oak Woodland, Coastal Sage Scrub, Elderberry Savannah, and Riparian/Riverine resources for the Modified Project. For those non-riparian/riverine vegetation communities, the MSHCP provides full mitigation for proposed impacts. For the proposed impacts to riparian/riverine resources, the MSHCP requires equivalent or superior preservation that is detailed in a DBESP. As presented above, the Modified Project would mitigate 3.04 acres of riparian/riverine resources (1.11 acres of riparian and 1.93 acres of unvegetated streambed). This would mitigate impacts to a level

of less than significant under CEQA and would be consistent with MSHCP requirements in that equivalent or superior preservation is provided.

The proposed BPI Project would remove several Coulter's matilija poppy, a non-listed special status plant species that is covered and adequately conserved by the MSHCP. The removal of Coulter's matilija poppy by the Modified Project would not pose a cumulatively considerable contribution to the regional decline of this species.

Impacts to the following animal species would be potentially cumulatively significant, prior to mitigation, as a result of the loss of potential habitat for these species: Crotch's bumble bee, least Bell's vireo, Cooper's hawk, yellow warbler, southern California rufous-crowned sparrow, western mastiff bat, western yellow bat, coast horned lizard, coast patch-nosed snake, coastal whiptail, orange throat whiptail, red-diamond rattlesnake, and southern California legless lizard.

Some of these species are fully covered species under the MSHCP and as such any proposed impacts would be fully mitigated under the MSHCP. For others such as the bat species, impacts would be potentially cumulatively significant, however the Project is proposing permanent natural land conservation in the southern portion of the Project site. With implementation of Project mitigation in combination with the Project's proposed design feature of open space conservation, the potential for the Project to make a cumulatively considerable contribution to the regional decline of any of these species would not occur.

With implementation of the Modified Project's open space and in combination with **Mitigation Measure 4.7.1.A** for impacts to California gnatcatchers, Additional information and environmental analysis of the Alternative Alignment of PCL-1 can be found in Section 5.0. for Crotch bumble bee, **Mitigation Measure 4.7.2.A** for mitigation for impacts to jurisdictional features, **Mitigation Measure 4.7.3.A** for nesting birds, **Mitigation Measure BIO-1** for least Bell's vireo, **Mitigation Measure BIO-2** for Crotch's bumble bee, **Mitigation Measure 4.7.4** through **4.7.4.E** for oak woodlands mitigation, the Modified Project would have **a less than significant with mitigation** cumulative impact regarding biological resources.

4.4.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

With minor modifications in some instances, all mitigation as identified within the 2001 EIR are applicable to the Modified Project as follows.

4.7.1A: Prior to issuance of grading permits for each increment of development, applicable pre-construction California gnatcatcher surveys shall be conducted and a survey report approved by the City. The report shall identify mitigation for impacts to the California gnatcatcher consisting of acquiring and preserving California gnatcatcher habitat of equal or greater quality at a minimum

replacement ratio of 1:1 (acquire at least 1 acre for each acre impacted). The Modified Project would impact 8 acres of habitat used by the California gnatcatcher; therefore, mitigation shall consist of the acquisition and preservation of at least 8 acres of occupied habitat. The acquired habitat shall be in a location that facilitates management for the species (i.e., currently supports the species and is contiguous with a larger area that will be managed for conservation of the species). Potential suitable locations include areas adjacent to existing reserves (such as Stephens' kangaroo rat reserves) or within established mitigation banks for the California gnatcatcher.

Project impacts to the California gnatcatcher and its designated critical habitat may require consultation or other permitting for compliance with the federal ESA that may result in requirements for additional mitigation measures beyond those described above.

4.7.2A: Prior to issuance of grading permits for each increment of development, applicable pre-construction riparian area surveys shall be conducted and a survey report approved by the City. The report shall identify all riparian habitat impacted (i.e., removed) by the proposed project and such impacted areas shall be replaced through creation of new riparian habitat of equal or greater quality. Impacts to 3.66 acres of CDFW jurisdiction (including 2.10 acres of potential RWQCB jurisdiction) shall be mitigated at a 3:1 ratio (10.98 acres) through the combination of onsite restoration and preservation, and offsite mitigation (Riverpark Mitigation Bank). The onsite mitigation will consist of the restoration of 2.57 acres of riparian oak woodland and the preservation of 6.36 acres of oak woodlands and streams. The balance of mitigation would consist of 4.62 acres would be purchased at a Mitigation bank.

It is anticipated that project construction may require permits or approvals from the CDFW (per Section 1601/1603 of the Fish and Game Code) and RWQCB (per Section 401 of the federal Clean Water Act),.

4.7.3A: Prior to the commencement of tree removal or grading on the proposed project site during the nesting season (March-July), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete. In addition, a biologist shall be present on site to monitor the tree removal and grading to ensure that any nests detected during the initial survey are not disturbed.

4.7.3B: (Alternative) Tree removal and grading shall be delayed until after the nesting season (March-July).

4.7.4A: Prior to issuance of grading permits for PA 1, 2, 3, and 5, the project shall comply with the City's Hillside Development Overlay Ordinance. This mitigation was previously introduced as mitigation measure 4.6-1. This Ordinance promotes the use of residential clustering techniques and their measures to minimize impacts on hillside sites, typically areas containing oak trees. Home sites shall be clustered into the fewest number of acres possible to minimize the spread of impacts over a large portion of the property to reduce fragmentation of the remaining natural areas.

4.7.4B: Prior to issuance of grading permits for PAs 1, 2, 3, and 5, the applicant shall design an oak woodland management plan which includes the following:

- Provisions for ongoing maintenance, management, and construction impact practices for all oaks on site.
- Provisions for enhancing oak woodlands not within the development zone.
- Provisions for limiting human and vehicular access to existing oak woodland areas in order to preserve habitat quality.
- Limitations on the use of herbicides or pesticides within the oak woodland areas.

4.7.4C: Prior to grading within PAs 1, 2, 3, and 5, the applicant shall conduct a revised Tree Survey, based on the staking of the specific limits of grading, to assess opportunities for transplanting the oak trees.

4.7.4D: Prior to issuance of building permits within PAs 1, 2, 3, and 5 a qualified native plant horticulturist shall determine the sensibility and likelihood of survival of transplanting 10 percent of the oak trees.

4.7.4E: Prior to certification of occupancy, the applicant shall replant 15-gallon size oaks at a ratio of 10 to 1 for all oaks lost but not transplanted. The location and methods for these plantings would be specified by a qualified native plant biologist/horticulturist.

4.4.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM BIO-1: If construction will occur within 300 feet of potential vireo habitat between March 15 and September 30, a biologist shall determine whether vireo individuals are present within the adjacent habitat. If work will start prior to March 15 and continue into the vireo season, or will start between March 15 and April 30, the biologist shall survey the adjacent habitat weekly for eight weeks[1] starting on or around March 15 until vireo are detected, or until eight visits are completed and the vireo is confirmed absent. If construction work

will start after April 30, then surveys will start on or around April 10 (the formal start of the vireo survey period), and surveys will follow the survey intervals as stated above.

If vireo individuals are detected, the biologist will determine necessity and applicability of measures to address edge effects for construction activities occurring within 300 feet of occupied vireo habitat to protect the vireo. At minimum the following are recommended.

1) Noise: Given the proximity of the vireo habitat to the existing Green River Road and the adjacent SR-91, there is already an existing noise baseline from heavy traffic use, and it is possible that construction noise would not exceed that baseline. The Project proponent will retain a qualified biologist to perform noise monitoring to determine the ambient noise level at the habitat edge without construction activities occurring within 300 feet of the habitat edge, and then determine noise levels while construction activities are occurring. If it is determined that with construction, the noise levels exceed the ambient levels, then noise attenuation measures may be implemented, including the construction of a temporary noise attenuation barrier (sound wall) along the disturbance limits north of Green River Road. If it is determined that noise levels cannot be attenuated, then the specific construction activities resulting in the noise will need to be temporarily ceased until August 31, or prior if it is determined through surveys that the vireo are no longer present.

2) Lighting: Any night lighting needed during construction within 300 feet of occupied vireo habitat will be down shielded or directed away from the vireo habitat to prevent the illumination of the adjacent habitat.

3) Dust Emissions: The Project, as a part of standard best management practices (BMPs) pursuant to South Coast Air Quality Management District Rule 403, will introduce dust control measures for the duration of construction activities to minimize any dust-related effect on adjacent vireos.

4) Trespassing: Prior to the start of construction activities along the northern side of Green River Road, the edge of the disturbance limits adjacent to the vireo habitat will be demarcated with orange construction fencing to prevent trespassing into the adjacent habitat. In addition, the Project proponent will implement an Environmental Awareness Training program prior to the start of construction to advise workers of sensitive biological areas adjacent to

the development footprint, including the habitat areas north of Green River Ranch Road.

MM BIO-2: If the Crotch bumble bee is still a Candidate species or has been confirmed as a State listed species at the time of Modified Project site disturbance, then prior to the issuance of a grading permit that would remove Crotch bumble bee habitat the following measures shall be implemented:

- The Project proponent shall have conveyed or have an agreement to convey approximately 50.96 acres of various scrub habitats and 26 acres of non-native grassland in the southern portion of the Project site to the RCA, which constitutes avoidance of suitable habitat.
- If the land to be conserved in the southern portion of the Project site has not been conveyed to the RCA and no agreement is yet in place to convey the property, the Project proponent shall coordinate with CDFW to address the extent of impacts and determine whether an Incidental Take Permit (ITP) for Crotch bumble bee would be required. If an ITP were required, then mitigation may be required by CDFW as part of the ITP process, and the conservation of the comparable open space habitat would be presented to support the ITP.

4.5 CULTURAL RESOURCES

4.5.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing cultural resources within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to cultural resources from implementation of the Modified Project in comparison to the Approved Project. No NOP comment letters, or Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based on the *Phase I Cultural Resources Assessment* for the Green River Ranch III Project (CRA), prepared by Brian F. Smith Associates, Inc. (BFSA), dated August 7, 2020, revised January 10, 2024 (Appendix F).

4.5.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The Approved Project impact analysis related to cultural resources as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows:

b) Archeological resources?

c) Historical site or building?

d) Ethnic cultural values?

As stated in the 2001 EIR, the GRRSP area contained two manufactured homes, facilities for a horse boarding operation, and a church operating out of an old restaurant building. In addition, a 1939 concrete culvert at the extreme north end of the Project area was evaluated for consideration as a historic resource, but was not considered a historic resource and not eligible for inclusion in the National Register. The remainder of the Project area was undeveloped and no other potential historic structures existed on site. As a result, the 2001 EIR determined no impact would result.

e) Restriction of sacred uses?

Although the GRRSP area included a church on site, the 2001 EIR determined there were no known unique ethnic or cultural values associated with the site. In addition, there were no known religious or sacred uses on site which would be affected by the Approved development, and no significant impact on religious/sacred uses attributable to the Approved Project would be expected.

Cumulative Impacts

The 2001 EIR determined there were no significant prehistoric or historic archeological resources located within the GRRSP Planning Area. As a result, the 2001 EIR determined, there was no cumulative impact anticipated by the implementation of Approved Project.

4.5.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area is located in the northwestern portion of the Santa Ana Mountains at the eastern entrance to the Santa Ana Canyon. Topographically, the surrounding area of the GRRSP site slopes down north and west towards Wardlow Wash and the Santa Ana River, and slopes down to the north from the Santa Ana Mountain hillside to Green River Ranch Road. The northern portion of the GRRSP Planning Area consists of gently sloping to almost flat terrain. However, the southern portion of the Planning Area is comprised of the steep slopes of the Santa Ana Mountains which are separated by seasonal drainages extending from higher elevations north through the property into the Santa Ana River and the Wardlow Wash. Topographic elevation for the GRRSP Planning Area include ranges from approximately 515 to 1,800 feet above mean sea level (AMSL).

The Santa Ana Mountains are composed of Pleistocene nonmarine, Oligocene nonmarine, Upper Cretaceous, and Paleocene marine and include two faults, the Chino and the Whittier-Elsinore fault. The alluvial and aeolian deposition and faults combined with erosion processes are responsible for the modern appearance of the region.

Records Search

As stated in the CRA, A request was submitted to the Eastern Information Center (EIC) for a records search; however, due to the current pandemic (2020 COVID-19 outbreak), results of the archaeological records search have yet to be obtained. However, in support of the 2001 EIR, the entire property was surveyed in 1999 by LSA Associates, Inc., including four previous times (Kirkish and McCoy 1972; Leonard 1975; Lipp 1977; Tedlock 1977). None of these studies identified any cultural resources on the property. Although, a historic concrete culvert stamped “1939” was identified in the northern portion of the development, LSA evaluated the culvert as not eligible for the California Register of Historical Resources (CRHR) (LSA 2000).

A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius.

Field Survey

BFSA conducted the survey of the GRRSP Planning Area on July 10, 2020 by Senior Field Archaeologist Clarence Hoff with assistance from field archaeologists James Shrieve. The archaeological survey of the Planning. Area was a reconnaissance consisting of a series of parallel survey transects spaced at approximately 10-meter intervals, except where the steep

slopes and dense vegetation prohibited systematic transects. The appropriate primary records form is included in the technical study contained in Appendix E.

4.5.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.5.5 EXISITNG REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

National Historic Preservation Act (NHPA)

The NHPA of 1966 established a federal program to identify and protect historic places. It created the National Register of Historic Places, an inventory of districts, sites, buildings, structures, and objects deemed significant for their history, architecture, archaeology, engineering, or culture. The NHPA also requires federal agencies to consider the potential effects of their undertakings on historic properties. This process, outlined in Section 106 of the NHPA, ensures that consulting parties are identified, the significance of historic properties is assessed, and adverse effects are avoided, minimized, or mitigated.

STATE REGULATIONS

California Public Resources Code Section 5097.5

Public Resources Code section 5097.5 provides for the protection of cultural and paleontological resources and prohibits the removal, destruction, injury, or defacement of archaeological and paleontological features on any lands under the jurisdiction of State or local authorities.

California Register of Historical Resources Section 5020

State law also protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources in CEQA documents. A cultural resource is an important historical resource if it meets any of the criteria found in Section 15064.5(a) of the State CEQA Guidelines. These criteria are nearly identical to those of the National Register.

The State Historic Preservation Officer (SHPO) maintains the California Register. Properties listed, or formally designated eligible for listing, on the National Register are nominated to the California Register and then selected to be listed on the California Register, as are the State Landmarks and Points of Interest.

California Penal Code Section 622.5

California Penal Code section 622.5 provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands, but specifically excludes the landowner.

California Health and Safety Code Sections 7050.5 and 7052

California Health and Safety Code section 7050.5 declares that in the event of the discovery of human remains outside a dedicated cemetery, all ground disturbance must cease and the county coroner must be notified. California Health and Safety Code section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

REGIONAL REGULATIONS

There are no regional regulations that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona 2020-2040 General Plan

Historic Resources Element

Goal HR-3 Recognize the importance of archeological and paleontological resources and ensure the identification and protection of those resources within the City of Corona.

Policy HR-3.1 Require appropriate treatment/preservation of archaeological collections in a culturally appropriate manner, in accordance with state and federal standards, and in consultation with interested Native American tribes that have traditional cultural affiliation with the project area and/or the resources affected by the project.

Policy HR-3.2 Require that development proposals incorporate specific measures to identify, protect, and preserve cultural resources in the planning, environmental review, and development process.

Policy HR-3.3 Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist and appropriate mitigation measures applied, pursuant to § 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the appropriate CHRIS information center.

Policy HR-3.4 Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require evaluation of the site by a qualified archaeologist. The applicant shall implement the recommendations of the archaeologist, subject to the approval of the City. Planning Department.

Policy HR-3.5 Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require consultation by the applicant with interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, for the purposes of determining resources impacts and appropriate mitigation to address such impacts.

Applicant shall also arrange for monitoring of earth-disturbing activities by interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, if requested.

Policy HR-3.8 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area shall be protected and the project applicant immediately shall notify the Riverside County Coroner and comply with provisions of the Health and Safety Code § 7050.5, including PRC § 5097.98, if applicable. If the find is determined to be Native American human remains, the applicant shall consult with the Most Likely Descendent to determine appropriate treatment for such remains.

4.5.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant cultural resources impacts would occur if the proposed Project or any Project-related component would:

Threshold CUL-1 Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Threshold CUL-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Threshold CUL-3 Disturb any human remains, including those interred outside of dedicated cemeteries?

METHODOLOGY

Cultural resource impacts are assessed based on the potential for the Modified Project to significantly affect existing known and unknown historic and archaeological resources. The methodology entails identifying significant cultural resources and whether the Modified Project would cause a substantial adverse change in the significance of the resource. Examples of substantial adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

A review of the CRA comprised of an archaeological survey consisting of an institutional records search, a sacred lands file (SLF) search, and a pedestrian survey within the prior 164-acre Project Boundary (now 160 acres).

4.5.7 ENVIRONMENTAL IMPACTS

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
CUL-1 Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
CUL-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
CUL-3 Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

An adverse effect is found when a project may alter, directly or indirectly, any of the characteristics of a historic resource that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA, Title 14, Chapter 3, p78; Federal Register, 36 CFR Part 800).

As discussed in the Project Description, no changes in the location, size, or boundaries of the GRRSP Planning Area boundary have occurred since adoption of the GRRSP in 2001. In

addition, the Modified Project would modify the size and boundaries of the GRRSP, however minimally in the northern portion of the Project site. In addition, the eastern portion of the Project site has been slightly expanded to incorporate appropriate grading limits within the hilly terrain. As such, BFSA conducted this updated assessment to locate and record any cultural resources identified within the Modified Project boundary in compliance with the California Environmental Quality Act (CEQA) and following City of Corona Environmental Guidelines.

As stated in the CRA prepared for the Modified Project, the previously discussed 1939 culvert recorded by LSA has been completely replaced when the City of Corona conducted improvements to Green River Road between 2015 and 2016. Although the 1939 culvert has been replaced, additional historic features were identified in the Modified Project's CRA within the GRRSP Planning Area. Within the CRA, BFSA identified these features as Site Temp-1 of which consist of a board-formed concrete water tank, a concrete-lined reservoir, and a front-gabled cinderblock garage. Based upon aerial photographs and property research, Site Temp-1 appears to be associated with the ranching operations first visible on aerial photographs from 1946. However, Site Temp-1 is not eligible for listing on the CRHR and do not qualify as significant resources under CEQA. As determined in the CRA prepared for the Modified Project, there are no significant resources identified within the GRRSP Planning Area. Therefore, no new or substantially greater impacts related to historical resources would occur with implementation of the proposed Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

No mitigation measures are required.

Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Change in Circumstance or New Information Requiring Major or Minor EIR Revisions.

The archaeological surveys conducted within the GRRSP Planning Area for the 2001 EIR revealed no archaeological or cultural resources. Similarly, the CRA prepared for the Modified Project (Appendix E) determined that no significant resources were identified within the GRRSP Planning Area boundary. However, the CRA states that given the prior disturbance and historic use of the Project site, and the proximity to multiple natural sources of water, unknown buried archaeological deposits may be encountered within the Planning Area during grading operations. Due to current best practices and the City's General Plan, it is understood that unknown resources may be encounter during development of the Modified Project may occur resulting in a significant impact.

As stated below in **Mitigation Measure, MM CUL-1**, all earthwork for development of the Modified Project would be required to be monitored by a qualified archaeologist and protocols within the Mitigation Monitoring Reporting Program (MMRP) are to be followed. As a result, with implementation of **MM CUL-1** impacts to unknown archaeological resources would be reduced to less than significant. However, no substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.5.10.

- **MM CUL-1 Mitigation Monitoring and Reporting Program (MMRP)**

Impact CUL-3: Disturb any human remains, including those interred outside of dedicated cemeteries?

Change in Circumstance or New Information Requiring Major or Minor EIR Revisions.

As previously stated, no changes in the location, size, or boundaries of the Specific Plan area have occurred since the 2001 EIR. In addition, the Modified Project would modify the size and boundaries of the GRRSP, however minimally. No evidence suggesting the area has been utilized in the past for human burials has been identified in the approved GRRSP Planning Area. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Modified Project construction should Project-related construction activities extend into previously undisturbed soils.

As stated in **Mitigation Measure, MM CUL-2**, in the unlikely event human remains are discovered during grading or construction activities within the area, compliance with State law (Health and Safety Code § 7050.5) (HSC § 7050.5) would be required. As stated in the City's General Plan, these requirements have been imposed on any construction activity in which human remains are detected after certification of the 2001 EIR. Therefore, the potential to encounter human remains would occur as a result of the Modified Project and implementation of **MM CUL-2** would be required per State Law and render potential impacts to less than significant. However, no substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.5.10.

- **MM CUL-2 Human Remains**

4.5.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

As stated in the 2001 EIR, the cumulative impact area for cultural resources is the City of Corona. Similar to the Modified Project, the 2001 EIR determined no significant prehistoric or historic archeological resources were located within the Project area. Moreover, the previously identified concrete culvert located at the north end of the Project area was evaluated for consideration as a historic resource is not considered a historic resource and is not eligible for inclusion in the National Register. Therefore, as determined in the 2001 EIR, there are no cumulative impact anticipated by the implementation of the Modified Project.

4.5.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures were included in the 2001 EIR.

4.5.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

The Modified Project introduces the following Mitigation Measures and are further described in detail below. In some instances, the new measures to be implemented reflect current regulations and/or best practices, but the measures substantively accomplish the same level of significance as the 2001 EIR.

MM CUL-1: Mitigation Monitoring and Reporting Program (MMRP) - As a condition of project approval, a MMRP is recommended to identify any cultural resources that may be uncovered during grading, and subsequently, to mitigate potential impacts to any discovered archaeological resources evaluated as significant. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.

2) The project applicant shall provide Native American monitoring during grading when the archaeological monitor identifies undisturbed soil or Native American artifacts. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials when the potential exists to encounter prehistoric artifacts.

3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

4) During the cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

MM CUL-2: Human Remains - If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). Subsequently, the NAHC shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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4.6 ENERGY

4.6.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures identified in the 2001 EIR for the Approved Project, an overview of existing environmental conditions and regulatory requirements related to energy, and analyses of potential changes in impacts associated with energy consumption from implementation of the Modified Project in comparison to the Approved Project. Mitigation measures are recommended as necessary to reduce significant energy related impacts. No NOP comment letters, or Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based in part on the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Energy Analysis*, June 12, 2024, Urban Crossroads dated (Appendix G).

4.6.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The following summarizes the determination from the 2001 EIR as it relates to energy impacts from the Approved Project.

a) Conflict with energy conservation plans?

As determined in the 2001 EIR, development of the Approved Project would not conflict with any adopted energy conservation plan by the City. Although the Approved Project would consume approximately 21,077 kilowatt hours of electricity per day, this was determined to be an insignificant amount of the electrical energy when compared to the amount of electricity supplied daily by Southern California Edison or of the energy consumption in the City. As a result, impacts were determined to be less than significant.

b) Use of non-renewable resources?

Although energy in the form of fossil fuels and electricity would be utilized by construction vehicles and lighting during construction, post-construction, and occupancy use of the structures, the 2001 EIR determined construction of the Approved Project would not require use of large or wasteful amounts of fuel or energy. The use of energy to construct the Approved Project would be an irrevocable commitment of fossil fuel resources. However, the Approved Project would comply with the City's policies relevant to energy conservation, and would incorporate designs that include energy conservation features consistent with Uniform Building Code (UBC) standards and State Building Energy Efficiency Standards (under Title 24 of the California Administrative Code). Development of the Approved Project was not expected to use construction materials or energy in a wasteful or inefficient manner. As a result,

the 2001 EIR determined impacts from the approved Project's use of non-renewable resources to be less than significant requiring no mitigation.

4.6.3 ENVIRONMENTAL SETTING

Due to the topography of the property, development has been limited to the northern portion of the GRRSP Planning Area. Previous on-site structures included two residential homes and horse boarding facilities (corrals, feed and tack storage containers, pasture, etc.) in the northern and flatter portions of the Project site south of Green River Road. Most of these structures and facilities have been removed after approval of the Approved Project. Currently, the GRRSP Planning Area is primarily undeveloped and vacant with the exception of drainage facilities installed within the hillside of the southeastern border of the site. As a result, the Planning Area does not consume energy.

Electricity

Electricity is a man-made resource. The production of electricity requires the consumption or conversion of renewable and non-renewable energy resources including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources into energy. Electricity is used for a variety of purposes (e.g., lighting, heating, cooling, and refrigeration, and for operating appliances, computers, electronics, machinery, and public transportation systems).

The GRRSP Planning Area is within the service territory of Southern California Edison (SCE). SCE provides electricity to more 15 million people, 180 incorporated cities, 15 counties, 5,000 large businesses, and 280,000 small businesses throughout its 50,000-square-mile service area. According to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2022 was approximately 85,869 GWh. (31,603 GWh for the residential sector). Total electricity consumption in Riverside County in 2022 was 17,781 GWh (for residential and nonresidential sectors).

Natural Gas

Natural gas is a non-renewable fossil fuel. Natural gas is a combustible mixture of hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas is found in naturally occurring reservoirs in deep underground rock formations. Natural gas is used for a variety of uses including heating buildings, generating electricity, and powering appliances such as stoves, washing machines and dryers, gas fireplaces, and gas grills.

The Southern California Gas Company (SoCalGas) is the natural gas service provider for the Project site. SoCalGas provides natural gas to approximately 21.8 million people in a 24,000 square-mile service area. According to the CEC, total natural gas consumption in the SoCalGas service area in 2022 was approximately 5,026 million therms (2,230 million therms for the residential sector). Total natural gas consumption in Riverside County in 2022 was approximately 431 million therms (284 million therms for the residential sector).

Petroleum Transportation Energy

Petroleum is also a non-renewable fossil fuel. According to the U.S. Energy Information Administration (EIA), gasoline is the most used transportation fuel in California, being consumed by passenger vehicles including light-duty cars, pickup trucks, and sport utility vehicles. According to the EIA, in 2021, total consumption of energy in California was 6,923 trillion British Thermal Units (BTU). In 2021, California consumed approximately 12,157 million gallons in motor gasoline (33.31 million per day) and approximately 3,541 million gallons of diesel fuel (9.7 million per day).

4.6.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Intermodal Surface Transportation Efficiency Act Of 1991 (ISTEA)

The ISTEA promoted the development of inter-modal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

Transportation Equity Act for the 21st Century (TEA-21)

The TEA-21 was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

STATE REGULATIONS

Integrated Energy Policy Report (IEPR)

Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301[a]). The CEC prepares these assessments and associated policy

recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report. The 2022 IEPR was adopted February 2023, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2022 IEPR introduces a new framework for embedding equity and environmental justice at the CEC and the California Energy Planning Library which allows for easier access to energy data and analytics for a wide range of users. Additionally, energy reliability, western electricity integration, gasoline cost factors and price spikes, the role of hydrogen in California's clean energy future, fossil gas transition and distributed energy resources are topics discussed within the 2022 IEPR.

State of California Energy Plan

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy.

The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies several strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled (VMT) and accommodate pedestrian and bicycle access.

California Code Title 24, Part 6, Energy Efficiency Standards

California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption.

The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that will be effective on January 1, 2023.

Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have developed existing construction waste and demolition ordinances and defers to them as the ruling guidance provided, they establish a minimum 65% diversion requirement.

The code also provides exemptions for areas not served by construction waste and demolition recycling infrastructure. The State Building Code provides the minimum standard that

buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2022 version of Title 24 was adopted by the CEC and will be effective on January 1, 2023.

The 2022 Title 24 standards would result in less energy use, thereby reducing air pollutant emissions associated with energy consumption in the SCAB and across the State of California. For example, the 2022 Title 24 standards require solar photovoltaic systems for new homes, encourage the use of heat pumps for space and water heating, and require homes to be electric ready to ease the adoption of cleaner electric heating, cooking, and EV charging. The CEC anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons (19). The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made. These require, among other items (20):

Residential Mandatory Measures

- Electric vehicle (EV) charging stations. New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. (4.106.4).
    - New one- and two-family dwellings and town-houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
    - New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1.
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

- Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resource 'Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
    - Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
    - Operations and maintenance instructions for the following:
        1. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, EV chargers, water-heating systems and other major appliances and equipment.
        2. Roof and yard drainage, including gutter and downspouts.
        3. Space conditioning systems, including condensers and air filters.
        4. Landscape irrigation systems.
        5. Water reuse systems.
    - Information from local utility, water and waste recovery providers on methods to future reduce resource consumption, including recycle programs and locations.
    - Public transportation and/or carpool options available in the area.
    - Educational material on the positive impacts of an interior relative humidity between 30-60% and what methods an occupants may use to maintain the relative humidity level in that range.
    - Information about water-conserving landscape and irrigation design and controllers which conserve water.
    - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
    - Information about state solar energy and incentive programs available.
    - A copy of all special inspection verifications required by the enforcing agency of this code.
    - Information from CALFIRE on maintenance of defensible space around residential structures.

- Any installed gas fireplace shall be direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.
- Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the CARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its glass, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 CARB, Suggested Control Measure, and the corresponding Flat, Nonflat, Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

Nonresidential Mandatory Measures

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking for clean air vehicles. In new projects or additions to alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- EV charging stations. New construction shall facilitate the future installation of EV supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load. The number of spaces to be provided for is contained in Table 5.106. 5.3.3 (5.106.5.3). Additionally, Table 5.106.5.4.1 specifies requirements for the installation of raceway conduit and panel power requirements for medium- and heavy-duty electric vehicle supply equipment for warehouses, grocery stores, and retail stores.
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Table 5.106.8 (5.106.8).

- Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1. 5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
    - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
    - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor- mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
    - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combine flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
    - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor potable water uses in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).

- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gallons per day (GPD) (5.303.1.1 and 5.303.1.2).
- Outdoor water uses in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3). Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2)

AB 1493 Pavley Regulations And Fuel Efficiency Standards

California AB 1493, enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. Under this legislation, CARB adopted regulations to reduce GHG emissions from non-commercial passenger vehicles (cars and light-duty trucks). Although aimed at reducing GHG emissions, specifically, a co-benefit of the Pavley standards is an improvement in fuel efficiency and consequently a reduction in fuel consumption.

California's Renewable Portfolio Standard (RPS)

First established in 2002 under Senate Bill (SB) 1078, California's Renewable Portfolio Standards (RPS) requires retail sellers of electric services to increase procurement from eligible renewable resources to 33% of total retail sales by 2020.

Clean Energy And Pollution Reduction Act Of 2015 (SB 350)

In October 2015, the legislature approved, and the Governor signed SB 350, which reaffirms California's commitment to reducing its GHG emissions and addressing climate change. Key provisions include an increase in the renewables portfolio standard (RPS), higher energy efficiency requirements for buildings, initial strategies towards a regional electricity grid, and improved infrastructure for electric vehicle charging stations. Specifically, SB 350 requires the following to reduce statewide GHG emissions:

- Increase the amount of electricity procured from renewable energy sources from 33% to 50% by 2030, with interim targets of 40% by 2024, and 25% by 2027.
- Double the energy efficiency in existing buildings by 2030. This target will be achieved through the California Public Utility Commission (CPUC), the California Energy Commission (CEC), and local publicly owned utilities.

- Reorganize the Independent System Operator (ISO) to develop more regional electrify transmission markets and to improve accessibility in these markets, which will facilitate the growth of renewable energy markets in the western United States (California Leginfo 2015).

100 Percent Clean Energy Act Of 2018 (SB 100)

In September 2018, the legislature approved, and the Governor signed SB 100, which builds on the targets established in SB 1078 and SB 350. Most notably, SB 100 sets a goal of powering all retail electricity sold in California with renewable and zero-carbon resources. Additionally, SB 100 updates the interim renewables target from 50% to 60% by 2030.

REGIONAL REGULATIONS

There are no regional energy regulations that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona Climate Action Plan (CAP)

In June 2020, the City adopted the 2019 CAP Update, which includes an interim goal of reducing GHG emission to 49% below 2008 levels by the year 2030 and a longer-term GHG reduction goal of 66% below 2008 levels by 2040. The interim and longer-term goals put the City on a path toward the state's long-term goal to reduce emissions 80% below 1990 levels by 2050. The 2019 CAP Update (establishes goals and policies that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy.

To meet the established 2020 Reduction Target, the current CAP includes various reduction measures across several sectors that include transportation, energy, water, solid waste, and agriculture. The reduction measures encompass both state- and local-based measures. Identified state-based measures related to energy include compliance with the Building Energy Efficiency Standards and CALGreen and utilities meeting the RPS. The 2012 CAP also includes energy-related local-based measures, which are measures the City can implement that are beyond statewide measures.

The Modified Project shall implement Screening Table Measures providing for a minimum of 100 points per the City's CAP Screening Tables. The Project would be consistent with the CAP's requirement to achieve at least 100 points for both the residential and non-residential portions of the Project and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). Projects

that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions.

City of Corona 2020–2040 General Plan

Circulation Element

Policy CE-1.4 Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.

Policy CE-1.7 Limit driveway and local street access on arterial streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.

Policy CE-3.1 Implement and maintain traffic signal coordination and advanced traffic management strategies throughout the City to the maximum extent practicable and integrate signal systems with adjacent jurisdictions and Caltrans.

Policy CE-3.2 Implement, maintain, and enforce the traffic demand and system management recommendations in the South Coast Air Quality Management District's Air Quality Management Plan and in the Riverside County Congestion Management Program.

Policy CE-3.3 Encourage employers to reduce vehicular trips by offering to employees commute trip reduction programs, such as transit fare subsidies, alternative work schedules and telecommuting, employer-sponsored van pools or shuttles, ride share programs, and bike share.

Policy CE-4.1 Maintain local fixed-route and demand-responsive transit service to ensure mobility within Corona and to ensure that users have adequate access to public facilities, services, and employment options.

Policy CE-4.2 Work with the Riverside Transit Agency to identify needs for additional bus services and enhancements to existing services.

Policy CE-4.3 Encourage the development of additional regional public transportation services and facilities, including park-and-ride near the SR-91 and I-15 freeways and mobility hubs at key transit stations.

Policy CE-4.4 Ensure public transit opportunities (e.g., fixed-route buses, paratransit) for elderly and disabled persons and accessibility of such services by elderly and disabled persons.

Policy CE-4.5 Encourage employers to reduce single-occupant vehicular trips by providing employee incentives (e.g., reduced rate transit passes).

Policy CE-4.6 Require new development to provide transit facilities, such as bus shelters and turnouts, where deemed necessary, to encourage the use of transit and other alternative forms of transportation.

Policy CE-4.7 Preserve options for expanding future transit use when designing improvements for roadways or redeveloping major developments and including areas for transit facilities.

Policy CE-4.8 Encourage access to and the expansion of regional rail transportation facilities and services at the Metrolink stations to increase ridership.

Policy CE-4.9 Encourage the development of bus rapid transit systems along major transportation corridors where feasible.

Policy CE-4.10 Improve first/last mile connections to improve transit use and accessibility. Explore use of transportation network companies, micro-transit, and other emerging technologies to strengthen the transit system.

Policy CE-5.1 Provide for safety of bicyclists, equestrians, and pedestrians by adhering to national standards and uniform practices; adhere to accessibility requirements for people with disabilities.

Policy CE-5.2 Maintain existing pedestrian facilities and encourage new development to provide walkways between and through developments.

Policy CE-5.3 Provide for safe accessibility to and use of pedestrian facilities by people with disabilities to implement accessibility requirements under the American with Disabilities Act.

Policy CE-5.4 Develop bicycle routes in accordance with the City's adopted Bicycle Master Plan and implement other elements of that plan.

Policy CE-5.5 Develop and maintain a bikeway system that provides connections to routes of neighboring jurisdictions and regional bikeways.

Policy CE-5.6 Encourage new and existing development to provide accessible and secure areas for bicycle storage. Provide bicycle racks or storage facilities at public facilities and require bicycle parking, storage, and other support facilities as part of new office and retail developments.

Policy CE-5.7 Use easements and/or rights-or-way along flood control channels, public utilities, railroads, and streets wherever possible for bikeways and equestrian and hiking trails.

Policy CE-5.8 Improve bicycling and pedestrian safety by minimizing conflict points (e.g., bicycle and vehicle crossings) with motorized traffic, separating bike routes and truck

routes where possible, or adding and improving existing facilities with buffers/barriers to separate bikes from vehicle lanes.

Policy CE-5.9 Coordinate with the Riverside County General Plan and the Santa Ana River Trails Plan to create an uninterrupted Class I bicycle route through Corona that connects to the Santa Ana River Trail in surrounding cities.

Policy CE-5.10 Encourage and support safe bicycle riding on City streets. Provide bicycle safety and education programs through public outreach. Support future bikeway designs that minimize bicycle conflicts with vehicles, separate bikeways from vehicles where possible, and lower bicycle level of stress.

Policy CE-6.1 Provide primary truck routes on selected arterial streets that will serve the business community while minimizing the impacts of through truck traffic into residential areas.

Policy CE-7.3 Encourage employers to include strategic parking provisions in new developments, where feasible, to encourage the use of transit and other modes of travel rather than single-occupancy autos.

Land Use Element

Policy LU-1.2 Emphasize the development of uses that sustain Corona as a cohesive, distinct, and self- sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.

Policy LU-6.1 Promote sustainable features in new construction and significant renovations, including the use of locally sourced, recycled, and sustainable-sourced building materials, energy- and water-efficient building design, integrated renewable energy and energy storage systems, and waste minimization during construction.

Policy LU-6.2 Require that new residential, commercial, office, and industrial development be designed to minimize consumption of and sustain scarce environmental resources through:

- Site Design – concentration and intermixing of development to minimize vehicular trips and promote walking and building orientation for solar access and heat gain and loss.
- Landscaping – drought tolerant species, use of recycled water for irrigation, and other purposes.
- Capture of rainwater and re-use on site.
- Building design and construction materials-energy and water efficient fixtures, recycled building materials, insulation and wall thickness, permeable paving surfaces and comparable techniques.

Policy LU-10.6 Establish a multi-use trail system that connects the rural and estate neighborhoods adjoining open spaces and parklands. These may be developed for pedestrians, bicycles, and/or for horseback riding where allowed by zoning.

Policy LU-11.6 Require that transit-supporting facilities, such as bus turnouts, passenger drop-offs, and shelters, be incorporated in new commercial centers or when subject to major renovation and improvement, where appropriate to support local, citywide, and regional transit systems. The location and type of facility should be coordinated with transit agencies.

Policy LU-12.7 Regulate the development of industrial uses (consistent with local regulation and state law) that use, store, produce, or transport toxic and hazardous materials; generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

Policy LU-13.2 Limit retail commercial and professional office uses within a mixed-residential- commercial/office use development to those uses that are compatible with residential uses.

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

Housing Element (2021-2029)

Policy H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.

Environment Resources Element

Policy ER-12.4 Continue to expand the City-owned fleet of vehicles to alternative fuels, such as methanol or other clean-burning energy sources, as technology becomes feasible and cost-effective.

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

Policy ER-13.1 Maintain and periodically update a comprehensive Climate Action Plan that detail the City's strategies to reduce GHG emissions and to ensure ongoing and sustained reduction of GHG emissions from all sectors to meet 2020, 2030, and 2040 reduction targets.

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

Policy ER-13.3 Evaluate opportunities to reduce energy use and the urban heat island effect through site and building design, materials and landscaping, such as reflective roofs or pavement, vegetated roofs, pervious pavement, shade trees, and re-vegetation of paved areas.

Policy ER-13.4 Support the increase of clean energy supply to existing and new development and municipal facilities through means to include, but not be limited to: onsite or other local renewable energy sources for new and existing buildings and infrastructure.

Infrastructure and Utilities Element

Policy IU-2.1 Continue to implement the City's water conservation and reuse efforts; review these programs regularly, and modify them as appropriate and feasible.

Policy IU-2.2 Establish guidelines and standards for water conservation and actively promote use of water conserving devices and practices in new construction, major alterations and additions to existing buildings, and retrofitting of irrigation systems where feasible.

Policy IU-2.3 Require incorporation of best available technologies for water conservation, internally and externally, in new construction and associated site design.

Policy IU-2.4 Expand the recycled water program to provide water for landscaped medians and other appropriate open spaces along SR-91 and I-15, in coordination with Caltrans when feasible.

Policy IU-2.5 Require that sewer flows be minimized in existing and future developments through water conservation and recycling efforts.

Policy IU-2.6 Encourage the use of recycled water by industrial, commercial, and institutional users through the use of incentives such as differential pricing; require recycled water use for landscaped irrigation, grading, and other noncontact uses in new projects, where feasible.

Policy IU-2.7 Require the use of recycled water for landscaped irrigation, grading, and other noncontact uses in new developments, parks, golf courses, sports fields, and comparable uses, where feasible.

Policy IU-2.8 Continue to provide and support public educational efforts to residents, business, and students regarding the importance of water conservation and recycled water use.

Policy IU-2.9 Require that grading plans be designed and implemented to reduce stormwater runoff by capturing rainwater onsite and storing on a temporary, short-term basis to facilitate groundwater recharge rather than relying solely on community drainage facilities.

Policy IU-2.10 Require the use of rainwater capture and storage facilities, techniques, and improvements in residential and nonresidential developments to further objectives for water conservation.

Policy IU-7.1 Require that new development is approved contingent upon its ability to be served with adequate natural gas, energy facilities, and other critical infrastructure.

Policy IU-7.2 Coordinate with energy providers and the City Department of Power and Water to ensure that adequate services and facilities will meet SB 100 guidelines and the demand of existing and future developments, and be compatible with adjacent uses in Corona.

Policy IU-7.5 Continue to require and regulate the undergrounding of electrical poles and wires in accordance with the Corona Municipal Code.

Policy IU-7.6 Continue to expand the supply of rooftop solar energy systems at public facilities and improve energy efficiency in City operations and capital improvements.

Policy IU-7.7 Encourage the reduction of energy consumption through passive solar building orientation as well as the installation of rooftop solar energy systems and energy-efficient technologies.

Policy IU-7.8 Continue to inform the community of rebates and other supportive programs for energy efficient building improvements, appliances, and alternative energy systems.

4.6.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.6.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant impacts related to energy would occur if the proposed Project or any Project-related component would:

Threshold EN-1 Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Threshold EN-2 Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

With regard to Threshold EN-1, this analysis relies upon Appendix F of the State CEQA Guidelines. Appendix F of the State CEQA Guidelines was prepared in response to the requirement in PRC Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "mitigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy." In addition, Appendix F of the State CEQA Guidelines states that the means of achieving the goal of energy conservation includes the following:

1. Decreasing overall per capita energy consumption,

2. Decreasing reliance on fossil fuels such as coal, natural gas and oil, and
3. Increasing reliance on renewable energy sources.

METHODOLOGY

The analysis of electricity/natural gas usage is based on the CalEEMod Version 2022.1 modeling conducted by Urban Crossroads (June 2024) which quantifies energy use for the Modified Project operations. This energy study utilizes the different fuel types for each vehicle class from the annual EMFAC2021 emission inventory in order to derive the average vehicle fuel economy which is then used to determine the estimated annual fuel consumption associated with vehicle usage during Project construction and operational activities. For purposes of analysis, the 2024, 2025 and 2026 analysis years were utilized to determine the average vehicle fuel economy used throughout the duration of the Modified Project. Information from the CalEEMod outputs for the Modified Project AQ Analysis was utilized in the Energy Analysis, detailing the Modified Project related construction equipment, transportation energy demands, and facility energy demands.

4.6.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts		Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:					
EN-1	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
EN-2	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact EN-1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Construction

Construction of the Modified Project would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the building. All or most of this energy would be derived from nonrenewable resources. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities.

Construction of the Modified Project is proposed to be developed in three (3) phases. Phase 1 would include the construction of the 746,167 square-foot BPI Development within PAs 1, 2, and 3. Phase 2 would include Phase 1 plus the construction of PA 4 comprised of 19,600 square feet of GC uses. Project buildout Phase 3 would include Phases 1 and 2 plus the addition of 32 ER residential lots. Construction of PAs 1, 2, and 3 is expected to occur over 11 months, and construction of PAs 4 and 5 would occur over seven (7) months.

Based on estimations provided in the Energy Analysis prepared for the Modified Project, the estimated total electricity usage during construction, after full Project build-out, was calculated to be approximately 549,793 kWh. In addition, construction-related vehicle trips would result in approximately 1.28 million VMT and consume an estimated 271,647 gallons of gasoline and diesel combined. The construction-related equipment would not be powered by natural gas and no natural gas demand is anticipated during construction, therefore would not involve the consumption of natural gas.

Construction equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. In addition, CCR Title 13, Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. BACMs inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Moreover, given the cost of fuel, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Although the temporary nature of construction and the financial incentives for owners and contractors to use energy-consuming resources in an efficient manner, the construction phase of the Modified Project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction-related impacts related to electricity and fuel consumption would be less than significant and no mitigation is required.

Operation

Electricity and Natural Gas

Operation of the Modified Project would consume energy as part of building operations and transportation activities. Building operations would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics. Based on CalEEMod energy use estimations, operations for the Modified Project would result in approximately 15,108,857 kWh of electricity and 23,731,098 kBTU per year of natural gas annually.

Development of the Modified Project would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Therefore, operational impacts related to electricity and natural gas consumption would be less than significant requiring no mitigation.

Fuel

Operational gasoline and diesel energy would also be consumed during vehicle trips associated with the Modified Project. Fuel consumption would be primarily related to passenger vehicle use by residents, visitors, and employees as well truck trips to and from the BPI and commercial uses. Based on CalEEMod energy use estimations, project-related vehicle trips would result in approximately 28.78 million VMT and consume an estimated 1,522,736 gallons of gasoline and diesel combined, annually.

The Modified Project is partially surrounded by urban uses, and the availability of existing transportation facilities and infrastructure would provide future residents, visitors, and employees associated with the Modified Project good access to a mix of nearby land uses, further reducing fuel consumption demand. Additionally, the Modified Project would provide parking and EV infrastructure that would further promote fuel efficient vehicles. For these reasons, operational-related transportation fuel consumption would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy

resources. Therefore, the operational impact related to vehicle fuel consumption would be less than significant requiring no mitigation.

Construction Plus Operation

Overall, the Modified Project would not result in a wasteful, inefficient, or unnecessary of energy resources during Project construction or operation. Impacts would be less than significant requiring no mitigation. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact EN-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Construction

As previously discussed in Impact EN-1, the Modified Project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. California Code of Regulations Title 13, Sections 2449 and 2485, limit idling from both on- road and off-road diesel-powered equipment and are enforced by the ARB. The Modified Project would comply with these regulations. There are no policies at the local level applicable to energy conservation specific to the construction phase. Thus, it is anticipated that construction of the Modified Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, construction- related energy efficiency and renewable energy standards consistency impacts would be less than significant requiring no mitigation.

Operation

California's Renewable Portfolio Standard (RPS) establishes a goal of renewable energy for local providers to be 44 percent by 2040. Similarly, the State is promoting renewable energy target to meet the 2022 Scoping Plan greenhouse gas emissions reductions. As previously discussed in Impact EN-1, the Modified Project would result in approximately 15,108,857 kWh of electricity and 23,731,098 kBTU/year of natural gas annually.

Future development projects would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation

requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Compliance with the aforementioned mandatory measures would ensure that future development projects would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, operational energy efficiency and renewable energy standards consistency impacts would be less than significant requiring no mitigation.

Construction Plus Operation

Overall, the Modified Project would be consistent with applicable plans and policies and would not result in wasteful or inefficient use of nonrenewable energy sources. Impacts would be less than significant. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the or the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.6.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

Development of the proposed BPI Development would be required to comply and be consistent with obligatory energy efficiency requirements in the City's General Plan and Development Code as well as all obligatory State-level energy programs and requirements. Similarly, as future development projects within PAs 4 and 5 of the GRRSP are received and reviewed by the City in subsequent years, those projects would also be reviewed for compliance consistency with the General Plan and Development Code and all relevant State-level energy programs and requirements. All development associated with the Modified Project would implement the most current version of Title 24 energy efficiency requirements, as required by State law. Consistency with the General Plan, Development Code and other mandatory State-level programs would ensure that the Modified Project's contributions to inefficient, wasteful or unnecessary energy use would be less than significant. Moreover, as identified above, implementation of the Modified Project would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor conflict with or obstruct a state or local

plan for renewable energy or energy efficiency. As a result, the Modified Project's incremental contribution to cumulative energy impacts would be less than cumulatively considerable requiring no mitigation.

4.6.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures related to energy were included in the 2001 EIR, although numerous measures were included as part of mitigation for Air Quality impacts.

4.6.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.7 GEOLOGY AND SOILS

4.7.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing geology, soils, seismicity, and paleontological resources within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to geology and soils from implementation of the Modified Project in comparison to the Approved Project. No NOP comment letters, or Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based on the *EIR-Level Geotechnical Study* prepared by Petra Geosciences, Inc., dated August 12, 2020 (Appendix H-1), the *Update of EIR-Level Geotechnical Study* prepared by Petra Geosciences, Inc., dated January 31, 2024 (Appendix H-2), and the *Paleontological Resource Record Search Update for the Green River Ranch III Project*, prepared by Brian F. Smith and Associates, revised January 10, 2024 (Appendix H-3).

4.7.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The Approved Project impact analysis related to geology and soils as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows.

Geology and Soils

a) Exposes people or structures to major geologic hazards, including but not limited to: strong ground motion, faulting, ground rupture, slope instability, liquefaction, soil settlement and/or expansion, erosion, and/or seismic induced flooding.

The 2001 EIR evaluated the significance of geologic hazards as it relates to the development of the Approved Project. The 2001 EIR determined the Approved Project site is not traversed by any identified faults, and potential impacts resulting for on-site ground rupture were determined to be less than significant. The 2001 EIR determined significant impact from expansion or settlement of on-site soils is expected to occur, and based on the results of laboratory testing, the Approved Project's on-site surface and near surface soils exhibit very low expansion potential. The 2001 EIR concluded properly compacted-engineered fill would generally possess adequate strength and consolidation characteristics to support the Approved Project's commercial structures without detrimental settlement. Due to relatively low existing groundwater depths, the 2001 EIR determined potential impacts associated with liquefaction to be less than significant.

The 2001 EIR identified the nearest active fault to be the Elsinore Fault. The northern branch of the fault is located 300 feet south of the southern property line and the main branch approximately 2,200 feet to the south. The 2001 EIR acknowledged close proximity to the Elsinore Fault would create the potential for moderate to severe ground shaking from an earthquake generated along this fault. As such, the 2001 EIR determined with implementation of mitigation measure MM 4.10.1A, ground shaking hazards would be reduced to a less than significant level. MM 4.10.1A would require that all on-site structures be designed and constructed in accordance with the City's existing seismic code.

b) Permits development in areas of unsuitable geologic conditions.

The 2001 EIR determined the commercial and industrial portions of the Approved Project consist of alluvial materials considered unsuitable to support the anticipated structures resulting from development of the GRRSP. The 2001 EIR determined the specific recommendations and design standards contained in the Approved Project's geotechnical report should be applied to all construction resulting from the GRRSP as stated in mitigation measures MM 4.10.2A through 4.10.2L. The 2001 EIR determined with implementation of mitigation measure, MM 4.10.2A through 4.10.2L, impacts associated with the unsuitable alluvium materials would be reduced to below a level of significance.

c) Creates substantial erosion or otherwise diminishes soil as a natural resource.

The 2001 EIR evaluated the significance of erosion as it relates to alluvium slope raveling and slope instability. The 2001 EIR noted the southern portion of the industrial and commercial pad areas would located in cut areas and therefore older alluvial materials would be exposed at pad grade. The 2001 EIR concluded this creates the potential for alluvium slope raveling and slope instability. The 2001 EIR determined the specific recommendations and design standards contained in the Approved Project's geotechnical report should be applied to all construction resulting from the GRRSP as stated in mitigation measures MM 4.10.3A through MM 4.10.3E. With implementation of MM 4.10.3A through MM 4.10.3E, , potential impacts related to slope stability would be reduced to less than significant.

d) Alteration or destruction of any significant paleontological resource.

The 2001 EIR analyzed the Approved Project's potential to impact paleontological resources and determined the Approved Project would produce indirect and direct adverse impacts to significant non-renewable paleontological resources as the parcel is developed or after construction has ceased. The 2001 EIR determined excavation and grading of the Approved Project would require mitigation to reduce the potential impact. The 2001 EIR identified Mitigation Measure MM 4.9.1A to be implemented to assure the protection of potential sub-surface paleontological resources that may be unearthed during earth moving activities. MM 4.9.1.A requires the applicant to retain a qualified vertebrate paleontologist, approved by the City, to develop a Paleontological Resources Impact Mitigation Program (PRIMP). The

PRIMP would be reviewed by the City of Corona Planning Department for consistency with the paleontology resource impact mitigation guidelines from both Riverside County and the Society of Vertebrate Paleontology. The 2001 EIR determined impacts to paleontological resources would be reduced to a less than significant level with implementation of the Mitigation Measure MM 4.9.1A.

Cumulative Impacts

The 2001 EIR determined the potential impacts related to the geology and paleontological resources from development of the Approved Project site would be reduced to less than significant with mitigation incorporated. Impacts related to earthquakes and construction on alluvial material were identified, and appropriate mitigation provided. The 2001 EIR stated development of the Approved Project site would contribute to the alteration of the existing topography in the region and any new development within the region had the potential of exposing a greater population to regional and site-specific seismic hazards. The 2001 EIR noted seismic impacts could only be mitigated through appropriate site planning and building design, and adherence to identified mitigation measures would reduce potential seismic and soil erosion impacts to less than significant levels.

In addition, the 2001 EIR noted the cumulative impact area for paleontological resources are the Ladd and Paleocene Silverado formations, which are known to contain significant fossils. The 2001 EIR determined future development within this area would result in potential loss of paleontological resources. To the extent that each development project implements appropriate mitigation during earth moving activities (as is the case for the Approved Project), cumulative impacts to paleontological resources were determined to be reduced to below a level of significance. The 2001 EIR acknowledged that pursuant to the provisions of CEQA, development project within the cumulative impact area that require a discretionary action by a public agency would be assessed for its impact on paleontological resources and it is reasonable to assume appropriate mitigation would be implemented.

Overall, the 2001 EIR determined implementation of the Approved Project would not contribute to cumulative impacts related to potential geologic and seismic hazards and paleontological resources with mitigation incorporated.

4.7.3 ENVIRONMENTAL SETTING

The Modified Project site is located along the northern flank of the Santa Ana Mountains in western Riverside County. The Santa Ana River Valley and Prado Dam are located to the north. Rugged hillside terrain of the Santa Ana Mountains is located to the south. Tertiary through Cretaceous bedrock formations have been mapped in the Santa Ana Mountains in the Project vicinity. These formations include the upper Cretaceous Ladd Formations, the Paleocene Silverado Formation, and the Middle Eocene Santiago Formation. These formations are comprised of sedimentary rocks ranging in composition from sandstone to shale. Quaternary

deposits on site and to the north include younger and older alluvium. The older alluvium was deposited from ancestral stream channels to the Santa Ana River. Younger alluvium has been deposited from the Santa Ana River and tributary canyons from the Santa Ana Mountains.

Topography

The GRRSP Planning Area consists of approximately 160.0 acres. Elevations range from 1,110 feet AMSL in the southwestern corner of the Modified Project site to 515 feet amsl in the northeastern corner of the property. Maximum relief of the site is 595 feet.

The southern portion of the Modified Project site is dominated by rugged hillside terrain of the Santa Ana Mountains. Northerly trending ridges with intervening northerly draining tributary canyons originate from the high terrain in the southern portion of the Modified Project site. Natural slopes in this area range from 4:1 horizontal to vertical along the ridges to 1.5:1 horizontal to vertical on the descending slopes.

Site Geology

On-site geology is consistent with the regional geology. Bedrock underlying the southern portion of the Modified Project area is assigned to the Paleocene Silverado Formation while bedrock in the middle portion of the site has been assigned to the middle Eocene Santiago Formation. Older alluvium has been mapped on the northern slope flanks while young alluvium has been mapped along the stream channels and gently sloping areas further north. The bedrock structure of the Modified Project area is dominated by east-west trending steeply southerly dipping overturned bedding in the south. The southern portion of the Project area is underlain by the Paleocene Silverado Formation comprised of brownish-yellow to greenish-gray marine sandstone and coarse-grained micaceous feldspathic nonmarine continental sandstone and conglomerate. The south central portion of the Modified Project site is underlain by the middle Eocene Santiago formation comprised of white to brownish-yellow massive coarse-grained sandstone and conglomerate. Gray sandstone, sandy siltstone, and conglomerate also occur with this formation. The Santiago formation overlies the Silverado formation.

The hillside terrain in the north-central portion of the Modified Project site is underlain by older alluvium. Older alluvium consists of reddish-brown clayey sand with abundant well-rounded pebbles and cobble beds and lenses. Older alluvial deposits observed on site displayed approximate horizontal stratification. Alluvium located in the northern portion of the site and in the southerly flowing tributary stream drainages consists of silty to clayey sand with common pebble and cobble beds and lenses, while boulder size materials were encountered in exploratory pits in the tributary canyon areas. Artificial fill occurs in the vicinity of the prior equestrian uses and the existing concrete reservoir in the eastern portion of the Project area. Artificial fill consists of alluvial and older alluvial materials that have been moved to create pad areas, berms, and reservoirs. Generally, on-site artificial fill is loose and non-compacted.

Seismicity

The GRRSP Planning Area is located in a region within Southern California that is characterized by moderate to high seismic activity. The Project area is located in relatively close proximity to the Whittier, Glen Ivy, and Chino sections of the Elsinore Fault Zone. The northern branch of this fault traverses the Santa Ana Mountains approximately 300 feet south of the southern Project area property line. The main branch of this fault is located approximately 2,200 feet south of the southern Project area boundary. The Elsinore fault is a steeply dipping east-west trending fault. Although the bedrock structure in the vicinity of the GRRSP Planning Area is affected by this fault, it is not identified as an Alquist-Priolo Earthquake Fault Zone in the Planning Area vicinity. This designation is applied to portions of the fault located northwest and southeast of the Project area.

Paleontological Resources

Paleontological resources (fossils) are the remains and/or traces of prehistoric life. Fossils are typically preserved in layered sedimentary rocks and the distribution of fossils is a result of the sedimentary history of the geologic units within which they occur. Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. Although it is not possible to determine whether a fossil will occur in any specific location, it is possible to evaluate the potential for geologic units to contain scientifically significant paleontological resources, and therefore evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they do occur during construction.

The existence of Quaternary (middle to early Pleistocene) very old alluvial fan sediments and three Tertiary sedimentary formations beneath the Project area, the High paleontological resource sensitivity assigned to these geologic units, and fossils recovered from within and nearby the Project area. However, no Pleistocene fossils are known from within the project.

4.7.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Earthquake Hazards Reduction Act

The Earthquake Hazards Reduction Act was enacted in 1997 to "reduce the risks to life and property from future earthquakes in the United States through the establishment and maintenance of an effective earthquake hazards and reduction program." To accomplish this, the Act established the National Earthquake Hazards Reduction Program that provides characterization, and prediction of hazards and vulnerabilities; improvement of building codes and land use practices; risk reduction through post-earthquake investigations and education; development and improvement of design and construction techniques; improvement of mitigation capacity; and accelerated application of research results. This Act designated the

Federal Emergency Management Agency (FEMA) as the lead agency of the program and assigns it several planning, coordinating, and reporting responsibilities. Programs under this Act provide building code requirements such as emergency evacuation responsibilities and seismic code standards such as those to which development would be required to adhere.

STATE REGULATIONS

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was enacted in 1972 to prohibit the location of developments and structures for human occupancy across the trace of active faults. To assist with this, the State Geologist delineates appropriately wide earthquake fault zones (Alquist-Priolo Zones) to encompass potentially and recently active traces, which are submitted to city and county agencies to be incorporated into their land use planning and construction policies. A trace is a line on the earth's surface defining a fault, and an active fault is defined as one that has ruptured in the last 11,000 years. The minimum distance a structure for human occupancy can be placed from an active fault is generally fifty feet.

Seismic Hazard Mapping Act

The Seismic Hazards Mapping Act (SHMA) of 1990 directs the Department of Conservation, California Geological Survey to identify and map areas prone to earthquake hazards of liquefaction, earthquake- induced landslides and amplified ground shaking. The purpose of the SHMA is to reduce the threat to public safety and to minimize the loss of life and property by identifying and mitigating these seismic hazards.

The SHMA requires the State Geologist to establish regulatory zones (Zones of Required Investigation) and to issue appropriate maps (Seismic Hazard Zone Maps). These maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling construction and development.

California Building Code

The California Building Code (also known as the "California Building Standards Code") is promulgated under the California Code of Regulations (CCR) (Title 24, Parts 1 through 12) and is administered by the California Building Standards Commission. The national model code standards adopted into Title 24 apply to all occupancies in California except for modifications adopted by State agencies and local governing bodies. The California Building Standards Commission published the 2022 California Building Code which came into effect in January 2023. The Project would comply with State requirements regarding seismic design in effect at the time building permits are issues. Cities and counties may adopt ordinances making more restrictive requirements than provided by the California Building Code, because of local climatic, geological, or topographical conditions. Such adoptions and a finding of need statement must be filed with the California Building Standards Commission.

Paleontological Resources

California Public Resources Code

Paleontological sites are protected under a wide variety of state policies and regulations in the California Public Resources Code (PRC). In addition, paleontological resources are recognized as nonrenewable resources and receive protection under the PRC and CEQA. PRC Division 5, Chapter 1.7, Section 5097.5, and Division 20, Chapter 3, Section 30244 states:

No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. This statute prohibits the removal, without permission, of any paleontological site or feature from lands under the jurisdiction of the state or any city, county, district, authority, or public corporation, or any agency thereof. As a result, local agencies are required to comply with PRC 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others. PRC Section 5097.5 also establishes the removal of paleontological resources as a misdemeanor, and requires reasonable mitigation of adverse impacts to paleontological resources from developments on public (state, county, city, and district) lands.

REGIONAL REGULATIONS

There are no regional regulation applicable to the Modified Project.

LOCAL REGULATIONS

City of Corona 2020–2040 General Plan

Public Safety Element

Policy PS-1.1 Maintain accurate records, information, and mapping of seismic and geologic activity and hazards in Corona and the region from the California Geologic Survey; update records with information from local geotechnical studies.

Policy PS-1.2 In areas subject to seismic and geologic hazards, require development proposals to include a geotechnical hazard analysis and specific mitigations to reduce risks to acceptable levels as a condition of approval.

Policy PS-1.3 Enforce development requirements, such as seismic study analyses, project siting, setbacks, and project design features for proposed developments near the Elsinore Fault Zone and other active faults in accordance with the Alquist-Priolo Act.

Policy PS-1.4 Require adherence to the latest California Building Codes and associated regulations in the City's Municipal Code; update local codes and development requirements periodically for the latest best practices.

Policy PS-1.5 Locate new or existing buildings in the Elsinore earthquake fault zone or in other areas at risk from liquefaction, landslides, or other seismic and geologic hazards in the community and take corrective actions to minimize the risk of loss.

Policy PS-1.6 Identify vulnerable structures and encourage the retrofit or upgrade of vulnerable buildings (e.g., mobile homes) to minimize the damage to structures and reduce the risk or injury or death from seismic or geologic events.

Policy PS-1.7 Require geotechnical analysis for projects proposed in areas subject to corrosive soils. Where found, require appropriate cathodic protections and other best practices to minimize damage to buildings, structures, and infrastructure.

Policy PS-1.8 Limit grading for developments to the minimum needed to preserve natural topography, preserve vegetation, and maintain soil and slope stability. Require appropriate grading plans and slope stability to minimize soil instability.

Environmental Resources Element

Policy HR-3.1 Require appropriate treatment/preservation of archaeological collections in a culturally appropriate manner, in accordance with state and federal standards, and in consultation with interested Native American tribes that have traditional cultural affiliation with the project area and/or the resources affected by the project.

Policy HR-3.2 Require that development proposals incorporate specific measures to identify, protect, and preserve cultural resources in the planning, environmental review, and development process.

Policy HR-3.4 Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require evaluation of the site by a qualified archaeologist. The applicant shall implement the recommendations of the archaeologist, subject to the approval of the City.

Policy HR-3.6 Any project that involves earth-disturbing activities in soil or rock units known or reasonably suspected to be fossil-bearing shall require monitoring by a qualified paleontologist retained by the project applicant for the duration of excavation or trenching.

Policy HR-3.7 Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to § 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the Riverside County Museum of Natural History.

Infrastructure and Utilities Element

Policy IU-3.3 Build, upgrade, maintain, and expand existing sewer collection and treatment facilities where existing systems are deficient in accordance with the Sewer Master Plan and state and federal standards.

Policy IU-3.4 Require that new development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated sewer flows and safe disposal of sludge.

Policy IU-3.6 Restrict and prioritize sewer connections, if necessary, to comply with available treatment capacity.

Policy IU-3.7 Ensure that sewer connection fees and charges are reviewed annually and are sufficient to fully fund and support the construction, improvement, and rehabilitation of sewer facilities.

Policy IU-3.8 Require that new development be connected to the City's sewer system.

4.7.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.7.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant geology and soils impacts would occur if the proposed Project or any Project-related component would:

Threshold GEO-1 a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Threshold GEO-2 ii. Strong seismic ground shaking.

Threshold GEO-3 iii. Seismic-related ground failure, including liquefaction.

Threshold GEO-4 iv. Landslides.

Threshold GEO-5 Result in substantial soil erosion or the loss of topsoil.

Threshold GEO-6 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.

Threshold GEO-7 Be located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

Threshold GEO-8 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.

Threshold GEO-9 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

METHODOLOGY

The analysis of geology and soils impacts associated with the Modified Project is based on a review of the *EIR-Level Geotechnical Study* dated August 12, 2020 and the *Update of EIR-Level Geotechnical Study* dated January 31, 2024 prepared by Petra Geosciences, Inc., referred to as the Geotechnical Study for the Modified Project, and the *Paleontological Resource Record Search Update for the Green River Ranch III Project*, prepared by Brian F. Smith and Associates, revised January 10, 2024. The assessment presents field exploration, findings, conclusions and recommendations, and seismic design considerations based on the analysis in the Geotechnical Study. Additional resources reviewed include the City's 2020-2040 General Plan and General Plan Technical Update Draft EIR, and the California Department of Conservation. The sections that follow describe the identified impacts and the measures that would be incorporated to mitigate significant impacts from the Modified Project.

4.7.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
GEO-1 a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: i. Rupture of a known earthquake fault, as delineated on the most Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault.	☐	☐	☐	☒
GEO-2 ii. Strong seismic ground shaking.	☐	☐	☐	☒
GEO-3 iii. Seismic-related ground failure, including liquefaction.	☐	☐	☐	☒
GEO-4 iv. Landslides.	☐	☐	☐	☒
GEO-5 Result in substantial soil erosion or the loss of topsoil.	☐	☐	☐	☒
GEO-6 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.	☐	☐	☐	☒

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
GEO-7 Be located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	☐	☐	☐	☒
GEO-8 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.	☐	☐	☐	☒
GEO-9 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact GEO-1: a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:
i. Rupture of a known earthquake fault, as delineated on the most Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As stated previously, the GRRSP Planning Area is not within a State of California defined Alquist-Priolo Earthquake Fault Hazard Zone and no known active faults transect the Project site. As determined in the Geotechnical Study (Appendix G-1), no known surface traces of active or potentially active faults traverse any portion of the Modified Project site and field

observations did not reveal evidence of ground rupturing faulting at the surface. Therefore, the potential for substantial adverse effects due to surface rupture along a known earthquake fault is less than significant and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-2: ii. Strong seismic ground shaking.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The GRRSP Planning Area is located in a seismically active area of southern California. The type and magnitude of seismic hazards that may affect the Modified Project site are dependent on both the distance to causative faults and the intensity and duration of the seismic event. Although surface rupture is considered less than significant, the Modified Project could be subject to future seismic shaking and strong ground motion resulting in structural damage.

Future construction of the Modified Project and the construction of the proposed BPI Development and future construction of the balance of the Modified Project would be subject to applicable ordinances and requirements of the current California Building Code (CCR Title 24). The CBC provides requirements for foundation strength, tie-downs, shear strength, and other building requirements designed to withstand significant ground-shaking. Similar to the Approved Project, with implementation of design and construction techniques tailored to withstand ground shaking to an acceptable level defined by the CBC, potential impacts to the proposed BPI Development and balance of the Modified Project would be reduced to less than significant. Mitigation Measure 4.10.1A was identified in the 2001 EIR for the Approved Project to require adherence to obligatory design and construction techniques related to mitigating the affects from ground shaking. However, such mitigation is not necessary because the requirements are obligatory. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-3: iii. Seismic-related ground failure, including liquefaction.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The secondary effects of seismic activity that are typically considered as potential hazards to a particular site include several types of ground failure. The general types of ground failure that can occur as a consequence of severe ground shaking include liquefaction. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the causative fault, topography, soil, and groundwater conditions and other factors.

Liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost or significantly reduced and material temporarily behaves as a viscous fluid. Typically, these conditions must be present within 30 to 35 feet of the ground surface. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface. A common surface manifestation of liquefaction is the formation of sand boils.

As stated in the Geotechnical Study, only dry-sand settlement appears to be a potential concern with respect to development of the Modified Project including proposed BPI development project. However, as stated in the 2001 EIR and consistent with the findings in the current Geotechnical Study, liquefaction beneath the Modified Project site is considered unlikely because groundwater was not encountered in the exploratory borings completed to a maximum depth of 87 feet below grade. As a result, the potential for the occurrence of liquefaction beneath the GRRSP Planning Area with impact to the development is considered less than significant.

In addition, the effects of seismic-related ground failure would be further mitigated through remedial grading, and the incorporation of strengthened foundation systems (i.e. mat or post-tensioned) into the project design which are obligatory requirements of State and local laws and ordinances, including Chapter 18 of the CBC as the City has adopted in its Municipal Code. These requirements include implementation of specific recommendations for remedial grading and foundation design determined in the design-phase geotechnical report. Remedial grading would include excavation and recompaction of near-surface soils to increase the relative density of the surficial dry sandy soils. Therefore, impacts are considered to be less than significant with implementation of existing regulations and no mitigation is required.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-4: iv. Landslides.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Landslides or large unstable slopes can result in soil movement downslope that damages property or results in injury to persons located downslope. The potential for such soil movements can be evaluated to determine the presence of weak soil or rock layers, or unstable materials that may contribute to the occurrence of landslides..

Cut slopes up to approximately 180 feet in height have been proposed to facilitate building pad construction of the BPI Development. As stated in the Geotechnical Study, it is anticipated that the upper portion of these slopes will consist of very old alluvial fan deposits, while the lower portions and the toe of these slopes are likely to expose bedrock. As such, the proposed slope configurations are likely to be stable with adequate factors of safety under static conditions. As discussed previously, the BPI Development site is very close to active faulting associated with the Elsinore fault and therefore seismic shaking potential at the BPI Development site is very high as previously analyzed.

Preliminary results from the Geotechnical Study indicated that typical 2:1 slopes of 180 feet in height may not achieve adequate factors of safety. The Geotechnical Study identified one landslide surface within the southwesterly cut slope of the BPI Development; however, it will be removed during designed grading of the cut slope. Implementation of specific recommendations for remedial grading determined in the design-phase geotechnical report will include detailed evaluation of the slope stability and any landslides at the site for determination of appropriate design measures. The design-phase geotechnical report will include a pseudo-static analysis which takes into account the potential ground shaking at the site. The stability analysis will ensure an adequate factor of safety will be constructed at the slope, including modifications to the design if needed such as a further laid back or further stabilized such that the potential for seismically induced slope failure will be less than significant. With implementation of these obligatory requirements included in the BPI Development Project's design, impacts associated with slope stability and from a future landslide would be reduced to less than significant levels.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-5: Result in substantial soil erosion or the loss of topsoil.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As previously discussed, construction of the Modified Project would include the grading of slopes of moderate to significant height within the Modified Project site as it pertains to the proposed BPI Development. Potential runoff from precipitation or uncontrolled irrigation,

erosion of graded areas could occur during construction of all portions of the Modified Project that would result in offsite transport of the non-cohesive surface soils.

Reduction of the erosion potential during construction activities can be accomplished through a Storm Water Pollution Prevention Plan (SWPPP), which specifies best management practices (BMPs) for temporary erosion controls. As part of the SWPPP, standard erosion control measures would be implemented for development of each phase of development of the Modified Project including the BPI Development to minimize the risk of erosion or sedimentation during construction. The SWPPP requires the inclusion of an erosion control plan that prescribes measures such as phasing grading, limiting areas of disturbance, designating restricted-entry zones, diverting runoff from disturbed areas, protective measures for sensitive areas, outlet protection, and provisions for revegetation or mulching. The erosion control plan(required under Section 15.36.060, Erosion Control Plan, of the City's Municipal Code) would also include treatment measures to trap sediment, including inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds.

Such standards include proper implementation of storm water BMPs (as mandated by the City's water quality ordinance) prior to commencement of earthwork operations within the Modified Project site including the BPI development, as well as diligent maintenance of erosion control devices throughout the early phases of construction until such time as the permanent storm water conveyance system has been constructed and activated. During the post-construction and occupancy period, the potential for soil erosion and loss of topsoil would remain less than significant through proper maintenance of irrigation systems and permanent storm water conveyance devices, as well as though compliance with the City's water quality ordinance.

The 2001 EIR concluded construction of the Approved Project would create the potential for alluvium slope raveling and slope instability causing potential erosion impacts. With implementation of specific design recommendations from the Approved Project's geotechnical study as detailed in mitigation measures MM 4.10.3A through MM 4.10.3E identified in the 2001 EIR, potential impacts related to slope stability would be reduced to less than significant. However, it can be assumed implementation of standard obligatory regulations would reduce impacts from soil erosion and loss of topsoil associated with development of each phase of the Modified Project's development to less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-6: 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.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Based on testing and a review of the borings and laboratory testing provided in the Geotechnical Study, existing soils within the low-lying/northerly portion of the BPI Development site are considered unsuitable. As a result, these soils are unsuitable for development and should be removed to underlying competent alluvial fan soils and replaced as properly compacted fill. Localized areas of deeper excavation of unsuitable soils may be necessary, and should be anticipated. Removal of soils in the natural canyon areas that extend southward into the hilly portion of the Modified Project site will likely be required down to bedrock. As such, the unsuitable soils and the recommendations detailed in the Geotechnical Study, over excavation and remediation of soils is required to render impacts to below a level less than significant.

In order to provide suitable support for the proposed BPI Development and similar conditions for future development of the GRRSP Planning Area, existing compressible materials should be over-excavated and the excavated material replaced as properly compacted, engineered fill. As stated in the Geotechnical Study, the depth of required over-excavation will vary below existing grades and actual remedial grading depths will need to be determined during supplemental investigations and during grading based on on-site field observations by the Project geotechnical consultant. Detailed recommendations for remedial and design grading should be provided in the comprehensive design-phase geotechnical report. Additionally, the remedial recommendations should consider the need to protect any adjacent offsite properties and other restrictions that may be imposed by property limit boundaries.

Remedial and design grading within the Modified Project site including the BPI Development site would be performed in accordance with local grading ordinances, current standards of practice in the area, and the site-specific recommendations to be provided by the Project geotechnical professional. Based on the preceding findings, it is expected that excessive settlement resulting from compression and/collapse of existing near surface soils will be reduced to a less than significant level with implementation of the detailed recommendations contained in the design-phase geotechnical report, during supplemental investigations, and during grading based on on-site field observations by the Project geotechnical consultant. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-7: Be located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Expansive soils are types of soil that expand or contract when they absorb or lose moisture. This can cause problems for buildings with concrete surfaces or rigid floors, like cracking or shifting. As stated in the Geological Study (Appendix G-1), laboratory testing determined near-surface soil and bedrock is anticipated to generally have a very low expansion potential. Similar to the conclusions in the 2001 EIR, the Geotechnical Study indicated clayey alluvial materials located in the northern portion of the proposed BPI Development have a higher expansion potential. The CBC, Section 1808.6, as adopted by the City, contains provisions for design of building foundations and floor slabs to address the potential detrimental effects of expansive soils.

As mentioned in the Geotechnical Study, construction at the Modified Project will include mass grading and mixing of the various materials that are currently beneath the site. As stated in the 2001 ERI, properly compacted-engineered fill would be considered adequate in strength and consolidation characteristics to support the future structures constructed as part of the Approved Project without detrimental settlement. After completion of grading, the Geotechnical Study determined any identified near-surface soils within building pad areas exhibit an elevated expansion potential, those expansive soils would be addressed through design of structural foundations and floor slabs in compliance with the provisions of Section 1808.6 of the CBC, as adopted by the City Development Code, to prevent structural damage to the structures. With implementation of these obligatory procedures, impacts from expansive soils would be less than significant and no further mitigation is required.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-8: 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.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed in Section 4.19, Utilities and Service Systems, sewer services within the GRRSP Planning Area and BPI Development area would be provided by the City of Corona Water Utilities Department. No septic tanks or alternative wastewater disposal systems are proposed as part of the Modified Project. Soils would not be required to support septic tanks once the project is implemented. As a result, there would be no impact and no mitigation is required. No new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact GEO-9: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Geotechnical Study identified the existence of very old alluvial fan sediments and sedimentary formations beneath the Modified Project that are considered to possess high paleontological resource sensitivity. Consequently, ground breaking activities during Project construction are considered to have a potential for impact to paleontological resources and therefore mitigation is required. Full-time paleontological monitoring shall be required in undisturbed fossil-bearing formations starting at the surface during surficial grading, excavation, or utility trenching activities associated with site preparation. This same conclusion was reached by the earlier investigations contained in the 2001 EIR for the Approved Project. For this reason, the Geotechnical Study recommended a draft PRIMP that would compliment the PRIMP contained in MM 4.9.1A of the prior 2001 EIR for the Approved Project. The revised and updated PRIMP would be comparable to the Approved Project's mitigation, consistent with the provisions of CEQA, the City's GP policies regarding paleontological resources, and the guidelines of the Society of Vertebrate Paleontology. Upon implementation, the revised and updated PRIMP in combination with the recommendations contained in the 2001 EIR Mitigation Measure 4.9.1A would mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological fossil resources, if present, to less than significant. The updated and revise PRIMP acknowledges that paleontological monitoring may be reduced or halted if the excavations are unlikely to yield paleontological resources based upon the observations and recommendations of the professional-level project paleontologist.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project

with implementation of 2001 EIR **MM 4.9.1.A** plus revised and updated Mitigation Measure **MM PAL-1**.

Mitigation Measure

In addition to 2001 EIR MM 4.9.1.A, the Modified Project introduces Mitigation Measure MM PAL-1 that would reduce project-related impacts to levels that are less than significant.

4.7.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Future development within the Modified Project vicinity would result in the potential for loss of paleontological resources. However, each development project is required to implement appropriate mitigation during earth moving activities in the same manner as identified for the Modified Project (prior EIR MM 4.9.1.4 and new MM PAL-1). For this reason, cumulative impacts to paleontological resources would be reduced to below a level of significance in the same manner as concluded in the 2001 EIR. Pursuant to local paleontological protection measures contained in the County of Riverside's and City's GPs, and the provisions of CEQA, impacts to paleontological resources from projects within the cumulative impact area that require discretionary action by a public agency would be assessed. Similar to the conclusion reached in the prior EIR, it is reasonable to assume appropriate mitigation would be required for all cumulative projects and impacts would be reduced to less than significant on a project and cumulative level. Therefore, no new or substantially greater cumulative impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

4.7.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No prior 2001 EIR mitigation measures are applicable as they are 1) superseded by the obligatory requirements of the CBC; or 2) the new Geotechnical Study (Appendix G-1 and G-2) current design and construction recommendations.

4.7.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

The Modified Project introduces the following Mitigation Measures and are further described in detail below.

MM PAL-1: 1) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Full time monitoring of grading or excavation activities should be performed starting from the surface in undisturbed areas of very old Quaternary (middle to early Pleistocene) alluvial fan deposits, and the Tertiary-aged Sespe, Vaqueros, Santiago, and Silverado formations within the

project. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.

2) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld Global Positioning System units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, Brian F. Smith and Associates, Inc. (BFSA) will send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help remove the jacket to a safe location before it is returned to the BFSA laboratory facility for preparation.

3) Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).

4) Preparation of recovered specimens to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

5) Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

6) Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to the appropriate lead agency (City of Corona), will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources.

7) Decisions regarding the intensity of the MMRP will be made by the project paleontologist based upon the significance of the potential paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a project proponent to fund the MMRP.

4.8 GREENHOUSE GAS EMISSIONS

4.8.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing Greenhouse Gas (GHG) conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts from GHG emissions from implementation of the Modified Project in comparison to the Approved Project. The NOP comment letters from South Coast Air Quality Management District, Southern California Association of Governments, and California Allied for a Responsible Economy were received pertaining to this topic. No Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based in part on the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Greenhouse Gas Analysis* (GHG Analysis), prepared by Urban Crossroads dated June 12, 2024 (Appendix I) .

4.8.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR did not include analysis of GHG emissions.

4.8.3 ENVIRONMENTAL SETTING

GHGs are any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere, altering the Earth's surface temperature. Increased surface temperatures caused by increased absorption of the sun's infrared radiation from GHGs is commonly referred to as the greenhouse gas effect. A majority of the scientific community believes GHG emissions resulting from human activities have caused increased levels of most naturally occurring GHGs measured in the atmosphere over the past several decades. Regardless of the cause, the majority of the scientific community believes the continued increase of these GHG levels will result in an increase in the temperature of the Earth's lower atmosphere. This increase in atmospheric temperature from increased GHGs is a phenomenon commonly referred to as global warming. Warming of the Earth's lower atmosphere induces a suite of additional changes, including changes in global precipitation patterns; ocean circulation, temperature, and acidity; global mean sea level; species distribution and diversity; and the timing of biological processes. These large-scale changes are collectively referred to as global climate change. The GHGs listed by the Intergovernmental Panel on Climate Change (IPCC) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluoroform (HFC-23), tetrafluoroethane (HFC-134a), difluoroethane (HFC-152a), and sulfur hexaflouride (SF6) (IPCC 2022).

The Global Warming Potential (GWP) was developed to simplify quantification, reporting, analysis, and comparison of the global warming impacts of different GHGs. IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO_2 equivalents (CO_2e). The GWP of CO_2 is, by definition, 1. GHG emissions are quantified and presented in terms of metric tons (MT) of CO_2e emitted per year.

4.8.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Executive Order 13990

On January 20, 2021, federal agencies were directed to immediately review and take action to address federal regulations promulgated and other actions taken during the prior 4 years that conflict with: national objectives to improve public health and the environment; ensure access to clean air and water; limit exposure to dangerous chemicals and pesticides; hold polluters accountable, including those who disproportionately harm communities of color and low-income communities; reduce GHG emissions; bolster resilience to the impacts of climate change; restore and expand our national treasures and monuments; and prioritize both environmental justice and employment.

STATE REGULATIONS

AB 1493 - Pavley Fuel Efficiency Standards

In 2002, the California Legislature adopted AB 1493 requiring the adoption of regulations to reduce GHG emissions in the transportation sector. In September 2004, pursuant to AB 1493, the California Air Resources Board (CARB) approved regulations to reduce GHG emissions from new motor vehicles beginning with the 2009 model year (Pavley Regulations). In September 2009, CARB adopted amendments to the Pavley Regulations to reduce GHG from 2009 to 2016. CARB, EPA, and the U.S. Department of Transportation's National Highway Traffic and Safety Administration (NHTSA) have coordinated efforts to develop fuel economy and GHG standards for model 2017-2025 vehicles. The GHG standards are incorporated into the "Low Emission Vehicle" (LEV) Regulations.

Executive Order S-3-05

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following reduction targets for GHG emissions:

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

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

Assembly Bill (AB) 1279

Assembly Bill (AB) 1279 requires the state to achieve net zero greenhouse gas emissions (GHG) as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter. The bill also requires California to reduce statewide GHG emissions by 85 percent compared to 1990 levels and directs the California Air Resources Board to work with relevant state agencies to achieve these goals.

AB 32 Global Warming Solutions Act of 2006

The California State Legislature enacted AB 32, the Global Warming Solutions Act, in 2006 requiring GHGs emitted in California be reduced to 1990 levels by the year 2020 (this goal has been met). GHGs as defined under AB 32 include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. Since AB 32 was enacted, a seventh chemical, NF_3, has also been added to the list of GHGs. CARB is the state agency charged with monitoring and regulating sources of GHGs. Pursuant to AB 32, CARB adopted regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. AB 32 states the following:

"Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

2022 Scoping Plan

The California Global Warming Solutions Act of 2006 (AB 32) requires that CARB develop and update every five years a scoping plan that sets forth the approach California will take to reduce statewide GHG emissions. The fourth Scoping Plan was approved by CARB in December 2022. The 2022 Scoping Plan focuses on turning California into a clean energy economy overall, with regulations that touch on numerous industries. The plan would cut GHG emissions by 48% below 1990 levels by 2030, an increase from the current 40% statutory mandate. By 2045, the plan would cut emissions by a dramatic 85% below 1990 levels and attain carbon neutrality. The plan would result in a 71% reduction in smog-forming air pollution, reduce fossil fuel consumption to less than one-tenth of what California uses presently, create 4 million new jobs in the energy sector, and save Californians $200 billion in health costs due to pollution in 2045.As part of the plan, CARB would seek to reduce liquid

petroleum fuel consumption by 94% and total fossil fuel demand by 86% by 2030. The most ambitious of these new measures includes a prohibition on building new fossil gas plants or expanding on current plants in the state. Instead, energy development would be focused on renewable resources. For the electricity generation sector at large, CARB's plan includes lowering sector GHG emissions to 38 million metric tons (MMT) in 2030 and 30 MMT in 2035.

CARB's plan calls for installing point source capture technology on petroleum refineries, cement production facilities, and electricity-generating gas plants where there is currently no feasible alternative to combustion energy. These technological capture methods are intended to be implemented in addition to increased focus on carbon capture via natural means, such as the preservation of natural lands by planting trees and restoring wetlands.

The plan incorporates newly passed measures that ban the sale of gasoline-only cars by 2035. The plan calls for at least 35% of new vehicles sold to be zero emission by 2026, a threshold which gradually increases each year to meet the 100% goal. Other transportation modes will be targeted including aviation fuels, mass transit transportation emissions (buses and light rail), and freight and passenger locomotive sales.

The plan will reduce impacts from residential and commercial buildings. New residential will require all electric appliances by 2026. For existing homes, 80% of new appliance sales must be electric by 2030 and 100% by 2045. For new commercial buildings, all appliances must be electric by 2029. Existing commercial buildings, 80% of new appliance sales must be electric by 2030 and 100% by 2045.

AB 1881

The Water Conservation in Landscaping Act of 2006 requires local agencies to adopt the updated DWR model ordinance or equivalent. AB 1881 also requires the CEC to consult with the DWR to adopt, by regulation, performance standards and labeling requirements for landscape irrigation equipment, including irrigation controllers, moisture sensors, emission devices, and valves to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy or water.

Senate Bill (SB) 1368. California SB 1368 adds Sections 8340 and 8341 to the Public Utilities Code (effective January 1, 2007) with the intent "to prevent long-term investments in power plants with GHG emissions in excess of those produced by a combined-cycle natural gas power plant" with the aim of "reducing emissions of GHGs from the state's electricity consumption, not just the state's electricity production." SB 1368 provides a mechanism for reducing the GHG emissions of electricity providers, both in-state and out-of-state, thereby assisting CARB in meeting its mandate under AB 32, the Global Warming Solutions Act of 2006.

SB 375

In August 2008, the Legislature passed, and on September 30, 2008, Governor Schwarzenegger signed SB 375, which addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. Regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035, as determined by CARB, are required to consider the emission reductions associated with vehicle emission standards (see SB 1493), the composition of fuels (see Executive Order S-1-07), and other CARB-approved measures to reduce GHG emissions. Regional metropolitan planning organizations (MPOs) will be responsible for preparing a Sustainable Communities Strategy (SCS) within their Regional Transportation Plan (RTP). The goal of the SCS is to establish a development plan for the region, which, after considering transportation measures and policies, will achieve, if feasible, the GHG reduction targets. If an SCS is unable to achieve the GHG reduction target, an MPO must prepare an Alternative Planning Strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies. SB 375 provides incentives for streamlining CEQA requirements by substantially reducing the requirements for "transit priority projects," as specified in SB 375, and eliminating the analysis of the impacts of certain residential projects on global warming and the growth-inducing impacts of those projects when the projects are consistent with the SCS or Alternative Planning Strategy. On September 23, 2010, CARB adopted the SB 375 targets for the regional MPOs.

Clean Energy and Pollution Reduction Act of 2015 (Sb 350)

In October 2015, the legislature approved, and Governor Jerry Brown signed SB 350, which reaffirms California's commitment to reducing its GHG emissions and addressing climate change. Key provisions include an increase in the RPS, higher energy efficiency requirements for buildings, initial strategies towards a regional electricity grid, and improved infrastructure for EV charging stations. Provisions for a 50% reduction in the use of petroleum statewide were removed from the Bill because of opposition and concern that it would prevent the Bill's passage. Specifically, SB 350 requires the following to reduce statewide GHG emissions:

- Increase the amount of electricity procured from renewable energy sources from 33% to 50% by 2030, with interim targets of 40% by 2024, and 25% by 2027.
- Double the energy efficiency in existing buildings by 2030. This target would be achieved through the California Public Utilities Commission (CPUC), the California Energy Commission (CEC), and local publicly owned utilities.
- Reorganize the Independent System Operator (ISO) to develop more regional electrify transmission markets and to improve accessibility in these markets, which would facilitate the growth of renewable energy markets in the western United States.

SB 32 (Chapter 249, Statutes of 2016)

On September 8, 2016, Governor Brown signed SB 32 and its companion bill, AB 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal and provides an intermediate goal to achieving S-3-05, which sets a statewide GHG reduction target of 80% below 1990 levels by 2050. AB 197 creates a legislative committee to oversee regulators to ensure that CARB not only responds to the Governor, but also the Legislature.

Cap-and-Trade Program

According to CARB, a cap-and-trade program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020 and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors is established, and facilities subject to the cap will be able to trade permits to emit GHGs within the overall limit.

CARB adopted a California Cap-and-Trade Program pursuant to its authority under AB 32. See Title 17 of the CCR §§ 95800 to 96023). The Cap-and-Trade Program is designed to reduce GHG emissions from major sources (deemed "covered entities") by setting a firm cap on statewide GHG emissions and employing market mechanisms to achieve AB 32's emission-reduction mandate of returning to 1990 levels of emissions by 2020. The statewide cap for GHG emissions from the capped sectors (e.g., electricity generation, petroleum refining, and cement production) commenced in 2013 and will decline over time, achieving GHG emission reductions throughout the program's duration.

California Regulations and Building Codes

California has a long history of adopting regulations to improve energy efficiency in new and remodeled buildings. These regulations have kept California's energy consumption relatively flat even with rapid population growth.

Title 20 CCR Sections 1601 Et Seq. – Appliance Efficiency Regulations. The Appliance Efficiency Regulations regulate the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and nonfederally regulated appliances. 23 categories of appliances are included in th-e scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state Green River Ranch Specific Plan Amendment and those designed and sold exclusively for use in recreational vehicles (RV) or other mobile equipment (CEC 2012).

Title 24 Ccr Part 6 – California Energy Code. The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The

standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods.

Title 24 Ccr Part 11 – California Green Building Standards Code. California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that became effective on January 1, 2023.

Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have developed existing construction waste and demolition ordinances and defers to them as the ruling guidance provided, they establish a minimum 65% diversion requirement.

The code also provides exemptions for areas not served by construction waste and demolition recycling infrastructure. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2022 version of Title 24 was adopted by the CEC and became effective on January 1, 2023.

The 2022 Title 24 standards would result in less energy use, thereby reducing air pollutant emissions associated with energy consumption in the SCAB and across the State of California. For example, the 2022 Title 24 standards require solar photovoltaic systems for new homes, encourage the use of heat pumps for space and water heating, and require homes to be electricready to ease the adoption of cleaner electric heating, cooking, and EV charging. The CEC anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons (40). The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made.

Model Water Efficient Landscape Ordinance

The Model Water Efficient Landscape Ordinance (MWELO) was required by AB 1881, the Water Conservation Act. The bill required local agencies to adopt a local landscape ordinance at least as effective in conserving water as the Model Ordinance by January 1, 2010. Reductions in water use of 20% consistent with (SBX-7-7) 2020 mandate are expected upon

compliance with the ordinance. Governor Brown's Drought Executive Order of April 1, 2015 (Executive Order B-29-15) directed the Department of Water Resources (DWR) to update the Ordinance through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015 effective December 15, 2015. New development projects that include landscape areas of 500 sf or more are subject to the Ordinance. The update requires:

- More efficient irrigation systems;
- Incentives for graywater usage;
- Improvements in on-site stormwater capture;
- Limiting the portion of landscapes that can be planted with high water use plants; and
- Reporting requirements for local agencies.

CARB Refrigerant Management Program

CARB adopted a regulation in 2009 to reduce refrigerant GHG emissions from stationary sources through refrigerant leak detection and monitoring, leak repair, system retirement and retrofitting, reporting and recordkeeping, and proper refrigerant cylinder use, sale, and disposal. The regulation is set forth in sections 95380 to 95398 of Title 17, CCR. The rules implementing the regulation establish a limit on statewide GHG emissions from stationary facilities with refrigeration systems with more than 50 pounds of a high GWP refrigerant. The refrigerant management program is designed to (1) reduce emissions of high-GWP GHG refrigerants from leaky stationary, non-residential refrigeration equipment; (2) reduce emissions from the installation and servicing of refrigeration and air-conditioning appliances using high-GWP refrigerants; and (3) verify GHG emission reductions.

Tractor-Trailer GHG Regulation

The tractors and trailers subject to this regulation must either use EPA SmartWay certified tractors and trailers or retrofit their existing fleet with SmartWay verified technologies. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dryvan and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. These owners are responsible for replacing or retrofitting their affected vehicles with compliant aerodynamic technologies and low rolling resistance tires. Sleeper cab tractors model year 2011 and later must be SmartWay certified. All other tractors must use SmartWay verified low rolling resistance tires. There are also requirements for trailers to have low rolling resistance tires and aerodynamic devices.

Phase I and 2 Heavy-Duty Vehicle GHG Standards

CARB has adopted a new regulation for GHG emissions from HDTs and engines sold in California. It establishes GHG emission limits on truck and engine manufacturers and harmonizes with the EPA rule for new trucks and engines nationally. Existing heavy-duty

vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies (i.e., the Heavy-Duty Tractor-Trailer GHG Regulation), and inuse fleet retrofit requirements such as the Truck and Bus Regulation. In September 2011, the EPA adopted their new rule for HDTs and engines. The EPA rule has compliance requirements for new compression and spark ignition engines, as well as trucks from Class 2b through Class 8. Compliance requirements begin with model year 2014 with stringency levels increasing through model year 2018. The rule organizes truck compliance into three groupings, which include a) heavy-duty pickups and vans; b) vocational vehicles; and c) combination tractors. The EPA rule does not regulate trailers.

CARB staff has worked jointly with the EPA and the NHTSA on the next phase of federal GHG emission standards for medium-duty trucks (MDT) and HDT vehicles, called federal Phase 2. The federal Phase 2 standards were built on the improvements in engine and vehicle efficiency required by the Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later model year HDT vehicles, including trailers. But as discussed above, the EPA and NHTSA have proposed to roll back GHG and fuel economy standards for cars and light-duty trucks, which suggests a similar rollback of Phase 2 standards for MDT and HDT vehicles may be pursued.

In February 2019, the OAL approved the Phase 2 Heavy-Duty Vehicle GHG Standards and became effective April 1, 2019. The Phase 2 GHG standards are needed to offset projected VMT growth and keep heavy-duty truck CO2 emissions declining. The federal Phase 2 standards establish for the first time, federal emissions requirements for trailers hauled by heavy-duty tractors. The federal Phase 2 standards are more technology-forcing than the federal Phase 1 standards, requiring manufacturers to improve existing technologies or develop new technologies to meet the standards. The federal Phase 2 standards for tractors, vocational vehicles, and heavy-duty pick-up trucks and vans (PUVs) will be phased-in from 2021-2027, additionally for trailers, the standards are phased-in from 2018 (2020 in California) through 2027.

REGIONAL REGULATIONS

SCAQMD

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold, that could be applied by lead agencies. The working group has not provided additional guidance since the release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds; however, the Guidance Document provides substantial evidence supporting the approaches to significance of GHG emissions that can be considered by the lead agency in adopting its own threshold. The current interim thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
    - Residential and commercial land use: 3,000 MTCO2e/yr
    - Industrial land use: 10,000 MTCO2e/yr
    - Based on land use type: residential: 3,500 MTCO2e/yr; commercial: 1,400 MTCO2e/yr; or mixed use: 3,000 MTCO2e/yr
- Tier 4 has the following options:
    - Option 1: Reduce Business-as-Usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
    - Option 3: 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e per SP per year for projects and 6.6 MTCO2e per SP per year for plans;
    - Option 3, 2035 target: 3.0 MTCO2e per SP per year for projects and 4.1 MTCO2e per SP per year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO2 concentrations at 450 ppm, thus stabilizing global climate. SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the project would include stationary

sources of emissions subject to SCAQMD permits. Notwithstanding, if the Project requires a stationary permit, it would be subject to the applicable SCAQMD regulations.

SCAQMD Regulation XXVII, adopted in 2009 includes the following rules:

- Rule 2700 defines terms and post global warming potentials.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Rule 2305

The SCAQMD adopted Rule 2305, the Warehouse Indirect Source Rule, on May 7, 2021. Owners and operators associated with warehouses 100,000 square feet (sf) or larger are required to directly reduce NO_X and PM emissions, or to otherwise facilitate emission and exposure reductions of these pollutants in nearby communities. While NO_X and PM emissions are the target of this regulation, GHG emission reductions would also be realized through the implementation of zero-emission and/or near-zero emissions trucks, solar panels, and electric vehicle chargers.

LOCAL REGULATIONS

City of Corona Climate Action Plan (CAP)

In June 2020, the City adopted the 2019 CAP Update, which includes an interim goal of reducing GHG emission to 49% below 2008 levels by the year 2030 and a longer-term GHG reduction goal of 66% below 2008 levels by 2040. The interim and longer-term goals put the City on a path toward the state's long-term goal to reduce emissions 80% below 1990 levels by 2050. The 2019 CAP Update (establishes goals and policies that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy.

For new development projects in the City, consistency with the CAP is obtained by using Screening Tables to confirm the project's features equate to 100 points. The point values in the Screening Tables were derived from the projected emissions reductions that would be achieved by each of the reduction measures associated with new development within the City. The points within the Screening Tables calculated using projected growth in households and commercial uses in 2030 and proportioning the appropriate reduction quantities for new development to the residential, commercial, and industrial land use sectors within the Screening Tables. The resulting point values are assigned by residential unit or commercial/industrial square footage. The size of the project is not relevant, each project must obtain 100 points in the Screening

Tables to demonstrate consistency with the CAP. The result is that the GHG emissions calculated for a project, which are directly tied to its size, are not used to determine CAP consistency. Rather, project efficiency becomes important through use of the Screening Tables.

City of Corona 2020–2040 General Plan

Circulation Element

Policy CE-1.4 Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.

Policy CE-1.7 Limit driveway and local street access on arterial streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.

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

Intercity and Regional Transportation

Policy CE-2.1 Support RCTC and Caltrans efforts to improve management of the SR-91, I-15, and SR-71. Promote improvements that reduce regional cut-through traffic on City streets and work with RCTC and Caltrans to ensure that accessibility to these facilities is provided to Corona residents.

Policy CE-2.2 Support regional transportation infrastructure that would provide alternative connections and access to neighboring counties and reduce the volume of cut-through traffic on City streets.

Transportation Management

Policy CE-3.3 Encourage employers to reduce vehicular trips by offering to employees commute trip reduction programs, such as transit fare subsidies, alternative work schedules and telecommuting, employer-sponsored van pools or shuttles, ride share programs, and bike share.

Public Transportation

Policy CE-4.2 Work with the Riverside Transit Agency to identify needs for additional bus services and enhancements to existing services.

Policy CE-4.5 Encourage employers to reduce single-occupant vehicular trips by providing employee incentives (e.g., reduced rate transit passes).

Policy CE-4.6 Require new development to provide transit facilities, such as bus shelters and turnouts, where deemed necessary, to encourage the use of transit and other alternative forms of transportation.

Policy CE-4.7 Preserve options for expanding future transit use when designing improvements for roadways or redeveloping major developments and including areas for transit facilities.

Bicycle and Pedestrian Facilities

Policy CE-5.2 Maintain existing pedestrian facilities and encourage new development to provide walkways between and through developments.

Policy CE-5.3 Provide for safe accessibility to and use of pedestrian facilities by people with disabilities to implement accessibility requirements under the American with Disabilities Act.

Policy CE-5.6 Encourage new and existing development to provide accessible and secure areas for bicycle storage. Provide bicycle racks or storage facilities at public facilities and require bicycle parking, storage, and other support facilities as part of new office and retail developments.

Policy CE-5.7 Use easements and/or rights-or-way along flood control channels, public utilities, railroads, and streets wherever possible for bikeways and equestrian and hiking trails.

Goods Movement

Policy CE-6.1 Provide primary truck routes on selected arterial streets that will serve the business community while minimizing the impacts of through truck traffic into residential areas.

Policy CE-6.2 Provide appropriately designed and maintained roadways in accordance with local, state, and federal standards for truck routes so that they can safely accommodate truck travel.

Policy CE-6.3 Develop appropriate treatments along local truck routes to minimize noise and vibration impacts on sensitive land uses that are adjacent to or impacted by the truck route.

Policy CE-6.4 Ensure that new development provides adequate on-site truck loading facilities and enforce prohibition of queuing of trucks on public streets or in other areas not intended for such uses.

Policy CE-6.6 Strive to minimize through truck traffic in residential neighborhoods and other areas not intended for such travel, and enforce City codes that restrict or prohibit trucks on certain streets.

Parking

Policy CE-7.3 Encourage employers to include strategic parking provisions in new developments, where feasible, to encourage the use of transit and other modes of travel rather than single-occupancy autos.

Policy CE-7.4 Accommodate joint use of parking facilities as part of an area plan or site plan, based on the peak parking demands of permitted uses in the planning area.

Land Use Element

Policy LU-1.2 Emphasize the development of uses that sustain Corona as a cohesive, distinct, and self- sustaining community and minimize the need for residents to travel to surrounding communities for retail goods, services, and employment.

Policy LU-6.1 Promote sustainable features in new construction and significant renovations, including the use of locally sourced, recycled, and sustainable-sourced building materials, energy- and water-efficient building design, integrated renewable energy and energy storage systems, and waste minimization during construction.

Policy LU-6.2 Require that new residential, commercial, office, and industrial development be designed to minimize consumption of and sustain scarce environmental resources through:

- Site design—concentration and intermixing of development to minimize vehicular trips and promote walking and building orientation for solar access and heat gain and loss.
- Landscaping—drought-tolerant species, use of recycled water for irrigation, and other purposes.
- Capture of rainwater and re-use on site.
- Building design and construction materials—energy-and water efficient fixtures, recycled building materials, insulation and wall thickness, permeable paving surfaces, and comparable techniques.

Policy LU-10.6 Establish a multi-use trail system that connects the rural and estate neighborhoods adjoining open spaces and parklands. These may be developed for pedestrians, bicycles, and/or for horseback riding where allowed by zoning.

Policy LU-11.6 Require that transit-supporting facilities, such as bus turnouts, passenger drop-offs, and shelters, be incorporated in new commercial centers or when subject to major renovation and improvement, where appropriate to support local, citywide, and regional transit systems. The location and type of facility should be coordinated with transit agencies.

Policy LU-12.7 Regulate the development of industrial uses (consistent with local regulation and state law) that use, store, produce, or transport toxic and hazardous materials; generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

Policy LU-13.2 Limit retail commercial and professional office uses within a mixed-residential- commercial/office use development to those uses that are compatible with residential uses.

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

Healthy Community Element

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

Housing Element (2021-2029)

Policy H-1.2 Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.

Policy H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.

Environment Resources Element

Policy ER-12.1 Promote and encourage alternate employment work schedules for public- and private-sector businesses to achieve a reduction of employee-related motor vehicle emissions in accordance with SCAQMD Rule 2202.

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

Policy ER-12.3 Establish and strictly enforce controls on land use activities that contain operations or materials that individually or cumulatively add significantly to the degradation of air quality in Corona.

Policy ER-12.6 Support major commercial centers and employment center projects, having 100 or more employees, to incorporate transit amenities, access points, and van and carpool parking as part of the project.

Policy ER-12.8 Require new commercial and industrial development and redevelopment projects of sufficient scale and number of employees to provide adequate facilities for bicycles, such as bicycle racks located close to the front entranceways of buildings and shower facilities with lockers.

Policy ER-12.9 Continue to incorporate bicycle lanes in all new and upgrade roadway projects in order to encourage commuter bicycle trips. Also, improve existing bicycle lanes for greater user safety.

Policy ER-12.11 Require that large-scale master-planned residential communities incorporate pedestrian and cycling paths/trails that link with adjacent neighborhoods, schools, areas of shopping and employment, community centers, other places of activity, and transit access points.

Policy ER-12.12 Provide effective utility of pedestrian and cycling paths/trails and place strong limitations on intrusions into these rights-of-way used for pedestrian and bicycling.

Policy ER-12.13 Reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction through the implementation of best practices as deemed feasible by the City of Corona.

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

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

Policy ER-13.3 Evaluate opportunities to reduce energy use and the urban heat island effect through site and building design, materials and landscaping, such as reflective roofs or pavement, vegetated roofs, pervious pavement, shade trees, and re-vegetation of paved areas.

Policy ER-13.4 Support the increase of clean energy supply to existing and new development and municipal facilities through means to include, but not be limited to: onsite or other local renewable energy sources for new and existing buildings and infrastructure.

Policy ER-13.5 Increase use of clean fuel and electric vehicles in the city through the support of the installation of electric vehicle infrastructure; explore opportunities to incentivize and/or facilitate installation of electric vehicle charging stations at convenient locations in Corona.

Policy ER-13.6 Reduce solid waste sent to the landfills and associated community-wide GHG emissions by ensuring all properties have access to curbside solid waste, recycled materials, and green/organic waste programs; target special programs for construction debris, household hazardous waste, etc.

Policy ER-13.7 Support a wide variety of transportation related measures (e.g., active transportation, increased bus and rail transit, transportation system and demand management,

etc.) as articulated in the Circulation Element to reduce the number of vehicle miles traveled in Corona.

Infrastructure and Utilities Element

Policy IU-7.7 Encourage the reduction of energy consumption through passive solar building orientation as well as the installation of rooftop solar energy systems and energy-efficient technologies.

4.8.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.8.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant greenhouse gas emission impacts would occur if the proposed Project or any Project-related component would:

Threshold GHG-1 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Threshold GHG-2 Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

METHODOLOGY

This section describes existing global climate change conditions, existing rules and regulations as adopted by the state and the City of Corona 2020–2040 General Plan (2020) and City of Corona's (City's) 2019 Climate Action Plan (CAP) Update (2019) to reduce greenhouse gas (GHG) emissions, an inventory of the approximate GHG emissions that would result from implementation of the Modified Project, and an analysis of the significance of the impact of these GHG emissions. The analysis in this section is based in part on the following information: *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Greenhouse Gas Analysis* (GHG Analysis), dated June 14, 2024, and prepared by Urban Crossroads (Appendix H), City's 2019 CAP Update (2019), and South Coast Air Quality Management District (SCAQMD) Interim California Environmental Quality Act (CEQA) GHG Significance Threshold Guidance Document (2008).

4.8.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
GHG-1 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
GHG-2 Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?	☐	☒	☐	☐

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

Under changed circumstances the Modified Project results in new or more severe impacts requiring revisions to the 2001 EIR.

As stated in the GHG Analysis, the Modified Project would result in direct and indirect emissions of CO_2, CH_4, N_2O and Refrigerants. Direct Project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Project-related GHG emissions were quantified with CalEEMod Version 2022.1, which relies upon vehicle trip rates and Project-specific land use data to calculate emissions. As shown below in Table 4.8-1, the Modified Project would result in a total of approximately 19,208.02 $MTCO_2e$/yr.

Table 4.8-1: Project GHG Emissions

Emissions Source	Emissions (MT/yr)				
	CO_2	CH_4	N_2O	Refrigerants	Total CO2e
Annual construction-related emissions amortized over 30 years	87.36	3.07E-03	5.04E-03	5.12E-02	88.99
Mobile Source	13,952.83	0.48	1.18	19.90	14,336.03
Area Source	23.24	0.00	0.00	0.00	23.30
Energy Source	3,631.75	0.34	0.03	0.00	3,649.06
Water Usage	80.47	1.11	0.03	0.00	116.27
Waste	95.62	9.56	0.00	0.00	334.54
Refrigerants	0.00	0.00	0.00	52.73	52.73
On-Site Equipment					142.10
TRUs					407.70
Total CO_2e (All Sources)	**19,208.02**				

Source: Urban Crossroads, 2023 (Appendix H)

As noted previously, instead of showing consistency with an adopted numeric threshold of significance for GHG emissions, the City's CAP utilizes a point system to show consistency through use of a point system. Calculation of the points is conducted using the CAP Screening Tables, which allocates points for specific features of a project or features that can be added to a project to obtain the necessary points. The points are based on the GHG reduction value of the feature. For this reason, the Modified Project's GHG emissions of 19,208.02 MTCO2e/yr, is not specifically evaluated because the CAP implements a project efficiency based determination of consistency with CEQA Guidelines Section 15064.4(b) by considering whether the Modified Project is consistent with applicable regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The Modified Project shall show CAP consistency with the CAP through use of the Screening Table Measures to show the Project's GHG reduction features obtain a minimum of 100 points. The Modified Project would be consistent with the CAP's requirement to achieve at least 100 points for both the residential and non-residential portions of the Project and thus the Project would be considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable).

As previously stated, a minimum of 100 points will be required for both the residential and non-residential portions of the Modified Project. The City shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). Projects that achieve a total

of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions.

In order to ensure the appropriate GHG reduction features are implemented, new **Mitigation Measure MM GHG-1**, shall be required to ensure each phase of the Modified Project includes applicable measures from the CAP Screening Tables (Appendix C to the CAP) to achieve a minimum of 100 points for both the residential and non-residential portions of the Modified Project. Alternatively, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to City of Corona Building Division review.

As previously discussed, the Project would not generate significant GHG emissions, nor conflict with any applicable plan, policy or regulation. Therefore, a less than significant impact is expected with mitigation measure **MM GHG-1** incorporated.

Overall, the Modified Project implemented under changed circumstances would result in new or more severe impacts requiring revisions to the Prior EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.8.10.

- **MM GHG-1**

4.8.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

GHG emissions impacts are assessed in a cumulative context, since no single project can cause a discernible change to climate. Climate change impacts are the result of incremental contributions from natural processes, and past and present human-related activities. Therefore, the area in which a proposed project in combination with other past, present, or future projects, could contribute to a significant cumulative climate change impact would not be defined by a geographical boundary such as a project site or combination of sites, city or air basin. Even though the emissions of GHGs cannot be defined by a geographic boundary and are effectively part of the global issue of climate change, CEQA places a boundary for the analysis of impacts at the state's borders. Thus, the geographic area for analysis of cumulative GHG emissions impacts is the State of California. Therefore, the Modified Project would generate GHG emissions that would contribute to cumulative emissions in California.

The Modified Project would not generate significant GHG emissions, nor conflict with any applicable plan, policy or regulation with mitigation measure **MM GHG-1** incorporated resulting in a less than significant impact. As a result, with the implementation of mitigation and GHG reduction strategies, the Modified Project's cumulative GHG emissions would be considered less than significant.

4.8.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures related to Greenhouse Gas Emissions were included in the 2001 EIR.

4.8.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM GHG-1: Prior to issuance of a building permit for each increment of development in the GRRSP, the Project applicant shall provide documentation to the City of Corona Building Division demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the CAP GHG Emissions Screening Tables (Appendix C to the CAP), as needed to achieve a minimum of 100 points for both the residential and non-residential portions of the Project. Alternatively, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to City of Corona Building Division review.

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4.9 HAZARDS AND HAZARDOUS MATERIALS

4.9.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing hazards and hazardous materials within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to hazards and hazardous materials from implementation of the Modified Project in comparison to the Approved Project. Scoping Meeting comments from Bruce Fields were received pertaining to this topic. No NOP comment letters were received pertaining to this topic.

This section of the Draft SEIR is based in part on the *Phase I Environmental Site Assessment Update Assessor's Parcel Numbers (APNS) 101-180-014, -015, -037 AND -038* (ESA), prepared by GeoTek, Inc. (GeoTek), dated August 19, 2019 (Appendix J). The ESA addresses the proposed BPI Development (PAs 1, 2, 3) and future Estate Residential (PA 5) components of the Modified Project area.

4.9.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would not generate impacts related to hazards and hazardous materials. The Approved Project impact analysis related to hazards and hazardous materials as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows.

a) A risk of accidental explosion or release of hazardous substances?

Potential land uses that could develop upon implementation of the Approved Project include office, light industrial, and retail uses that could entail transferring, storing, and dispensing limited amounts of oil and gasoline products. The 2001 EIR noted potential impacts are associated primarily with operation of light industrial and auto oriented commercial uses. In addition, hazardous materials such as pesticides, fertilizer, and paint products were disclosed in the 2001 EIR as being potentially stored and sold in conjunction with retail-oriented uses within the GRRSP. However, the prior EIR noted transportation, storage, and handling of such materials is routinely conducted at commercial facilities of this nature in accordance with federal and state safety standards. Consequently, the 2001 EIR concluded risk of accidental explosion or release of hazardous substances was considered less than significant and no mitigation was determined necessary.

b) Possible interference with an emergency response plan or emergency evacuation plan?

Implementation of the Approved Project would result in new development in accordance with the land uses contained in the GRRSP. The Approved Project would not interfere with adopted emergency response or emergency evacuation plans. Consequently, the 2001 EIR concluded the Approved Project would not interfere with an emergency response plan or emergency evacuation plan and impacts were considered less than significant requiring no mitigation.

c) The creation of any health hazard or potential health hazard?

The Approved Project proposed land uses in the GRRSP would allow development of business park/office commercial, retail, service, and residential uses. The non-residential components of the GRRSP could result in development of uses that store and dispense potentially hazardous materials as discussed in Section 4.9.2 a) above. The risk of accidental release of hazardous substances associated with the Approved Project was determined to be less than significant requiring no mitigation.

d) Exposure of people to existing sources of potential health hazards?

No existing health hazards were identified in the GRRSP Planning Area. Exposure of people to existing health hazards resulting from implementation of the Approved Project was determined to be unlikely, as no existing health hazards were identified in the project vicinity. Consequently, the 2001 EIR concluded the Approved Project would not expose people to existing sources of potential health hazards and impacts were considered less than significant requiring no mitigation.

e) Emissions within 0.25 mile of schools? (Air Quality)

The 2001 EIR noted that no schools are located in the vicinity of the GRRSP Planning Area. The nearest existing school, Prado View Elementary School, was determined to be located approximately 1.5 miles to the east of the Approve Project and no schools were known to be planned any closer than Prado View Elementary School.

Cumulative Impacts

Because the Approved Project would not result in an impact associated with hazards or hazardous materials, it can be concluded cumulative impacts would be less than significant as there were no other development projects that would produce impacts that would comingle with those from the Approved Project creating a significant agricultural impact over and above those at the Approved Project level. Therefore, cumulative impacts were determined to be less than significant requiring not mitigation.

4.9.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area encompasses the area adjacent to Green River Road, east of the SR-91/Green River Road interchange and west of Dominguez Ranch Road. The Project site is largely undeveloped. However, the site is surrounded by residential development to the north (beyond the SR-91), vacant and disturbed land to the south, residential and commercial development to the east, and vacant and disturbed land to the west. Vacant areas are mostly covered with native vegetation, much of which consists of low-lying scrub. Elevations on site range from 1,110 feet in the southwestern corner of the property to 515 feet in the northeastern corner of the property.

The southern portion of the property is in an undeveloped natural condition dominated by rugged hillside terrain of the Santa Ana Mountains vegetated by grass, brush, scrub, and chaparral. Due to the topography of the property, development has been limited to the northern portion of the Specific Plan area. The eastern portion of the GRRSP Planning Area is occupied by two single-family residences. Several equestrian stables, one above water reservoir and a concrete lined stormwater basin related to prior horse boarding operations remain on-site.

Based on readily available historic information, the ESA determined the Site appears to have been vacant land from at least 1931 until approximately 1946. Two residential structures and associated agricultural land can be observed in the northeastern portion of the Site from at least 1946 until approximately 1987. From 1946 to the present, the above ground water reservoir can be seen on the northeast portion of the Site and the concrete lined stormwater basin can be seen near the eastern property line from 1953 to the present. Portions of the Site appear to have been used for agricultural fields from approximately 1946 to 1953. From 1987 to approximately 1990 a commercial building with surrounding parking areas can be observed. Within the commercial building pad several floor tiles are currently present. Aerial photography from 1994 shows the central and northern portions of the Site being used as equestrian stables. There are numerous in-use and abandoned storage containers, farm equipment and vehicles, and various sized horse pens. By 1994 the site appears to be similar to the current condition. The surrounding properties appear to historically have been vacant and undeveloped land, or occupied by residential development, since at least 1938. The residential development to the east of the Site can first be observed in an aerial photograph dated 1990. The commercial development to the northeast can first be observed in an aerial photograph dated 1994.

4.9.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.9.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is a law developed to protect the water, air, and soil resources from the risks created by past chemical-disposal practices. This law is also referred to as the Superfund Act and regulates sites on the National Priority List (NPL), which are called Superfund sites.

Emergency Planning and Community Right-To-Know Act

In 1986, Congress passed the Superfund Amendments and Reauthorization Act. Title III of this regulation may be cited as the "Emergency Planning and community Right-to-Know Act of 1986" (EPCRA). The Act required the establishment of state commissions, planning districts, and local committees to facilitate the preparation and implementation of emergency plan. Under the requirements, local emergency planning committees are responsible for developing a plan for preparing for and responding to a chemical emergency, including:

- An identification of local facilities and transportation routes where hazardous materials are present.
- The procedures for immediate response in case of an accident (this must include a community-wide evacuation plan).
- A plan for notifying the community that an incident has occurred.
- The names of response coordinators at local facilities.
- A plan for conducting drills to test the plan.

The emergency plan is reviewed by the State Emergency Response Commission and publicized throughout the community. The local emergency planning committee is required to review, test, and update the plan each year. The Riverside County Department of Environmental Health is responsible for coordinating hazardous material and disaster preparedness planning and appropriate response efforts with city departments and local and state agencies. The goal is to improve public- and private-sector readiness and to mitigate local impacts resulting from natural or man-made emergencies.

Another purpose of the EPCRA is to inform communities and citizens of chemical hazards in their areas. Sections 311 and 312 of EPCRA require businesses to report to state and local agencies the location and quantities of chemicals stored onsite. Under section 313 of EPCRA, manufacturers are required to report chemical releases for more than 600 designated chemicals. In addition to chemical releases, regulated facilities are also required to report offsite transfers of waste for treatment or disposal at separate facilities, pollution prevention measures, and

chemical recycling activities. The US Environmental Protection Agency (EPA) maintains the Toxic Release Inventory database that documents the information that regulated facilities are required to report annually.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) is the principal federal law that regulates generation, management, and transportation of hazardous waste. Hazardous waste management includes the treatment, storage, or disposal of hazardous waste.

STATE REGULATIONS

Hazardous Materials Release Notification

Many state statutes require emergency notification of a hazardous chemical release:

- California Health and Safety Codes Sections 25270.8, and 25507
- Vehicle Code Section 23112.5
- Public Utilities Code Section 7673, (PUC General Orders #22-B, 161)
- Government Code Sections 51018, 8670.25.5 (a)
- Water Codes Sections 13271, 13272,
- California Labor Code Section 6409.1 (b)10

Requirements for immediate notification of all significant spills or threatened releases cover owners, operators, persons in charge, and employers. Notification is required regarding significant releases from facilities, vehicles, vessels, pipelines, and railroads. In addition, all releases that result in injuries or harmful exposure to workers must be immediately reported to the California Occupational Safety and Health Administration pursuant to the

California Labor Code Section 6409.1(b).

Hazardous Materials Disclosure Programs

The Unified Program administered by the State of California consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities for environmental and emergency management programs, which include: Hazardous Materials Release Response Plans and Inventories (business plans), the California Accidental Release Prevention (CalARP) Program, and the Underground Storage Tank (UST) Program. The Unified Program is implemented at the local government level by Certified Unified Program Agencies (CUPAs).

The CUPA for the City of Corona is the Riverside County Department of Environmental Health (DEH), which is responsible for regulating hazardous waste and tiered permitting; underground storage tanks; aboveground storage tanks; and risk management plans.

The Corona Fire Department (CFD) is a Participating Agency under the Certified Unified Program, and administers Hazardous Materials Release Response Plan and Inventory Program and Hazardous Materials Management Plans and Inventory and permits for handling underground storage and storage of hazardous materials pursuant to the Corona Fire Code.

Hazardous Materials Business Plans

Both the federal government (Code of Federal Regulations) and the State of California (California Health and Safety Code) require all businesses that handle more than a specified amount—or "reporting quantity"—of hazardous or extremely hazardous materials to submit a hazardous materials business plan to the CFD. According to City guidelines, the preparation, submittal, and implementation of a business plan is required by any business that handles a hazardous material or a mixture containing a hazardous material in specified quantities.

Business plans must include an inventory of the hazardous materials at the facility. Businesses must update their business plan and the chemical portion annually. Also, business plans must include emergency response plans and procedures to be used in the event of a significant or threatened significant release of a hazardous material. These plans need to identify the procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance appropriate for potential accident scenarios, contact information for all company emergency coordinators, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

California Accidental Release Prevention Program

CalARP became effective on January 1, 1997, in response to Senate Bill 1889. CalARP aims to be proactive and therefore requires businesses to prepare risk management plans, which are detailed engineering analyses of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. This requirement is coupled with the requirements for preparation of hazardous materials business plans under the Unified Program, implemented by the CUPA.

Leaking Underground Storage Tanks

Leaking USTs have been recognized since the early 1980s as the primary cause of groundwater contamination from gasoline compounds and solvents. In California, regulations aimed at protecting against UST leaks have been in place since 1983 (Health and Safety Code). This occurred one year before RCRA was amended to add Subtitle I, requiring UST systems to be installed in accordance with standards that address the prevention of future leaks. The State Water Resources Control Board has been designated the lead California regulatory agency in the development of UST regulations and policy.

Older tanks are typically single-walled steel tanks. Many of these have leaked as a result of corrosion, punctures, and detached fittings. As a result, the State of California required the

replacement of older tanks with new double-walled fiberglass tanks with flexible connections and monitoring systems. UST owners were given 10 years to comply with the new requirements—deadline was December 22, 1998. However, many UST owners did not act by the deadline, so the state granted an extension for their replacement ending January 1, 2002. The California Regional Water Quality Control Boards, in cooperation with the Office of Emergency Services, maintain an inventory of leaking USTs in a statewide database.

California Code of Regulations, Title 22, Division 4.5

Title 22, Division 4.5, of the California Code of Regulations (CCR) sets forth the requirements for hazardous waste generators; transporters; and owners or operators of treatment, storage, or disposal facilities. These regulations include the requirements for packaging, storage, labeling, reporting, and general management of hazardous waste prior to shipment. In addition, the regulations identify standards applicable to transporters of hazardous waste. These regulations specify the requirements for transporting shipments of hazardous waste, including manifesting, vehicle registration, and emergency accidental discharges during transportation.

California Fire Code

The California Fire Code (CCR Title 24 Part 9) sets forth requirements including those for building materials and methods pertaining to fire safety and life safety, fire protection systems in buildings, emergency access to buildings, and handling and storage of hazardous materials. The city adopts the update to the CFC every three years.

California Building Code

The California Building Code requires the installation and maintenance of smoke alarms in residential dwelling units:

- CCR Title 24, Part 2, Section 907.2.11.2. Smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. In each room used for sleeping purposes, and in each story within a dwelling unit. The smoke alarms shall be interconnected.

Evacuation Routes

Government Code Section 65302 requires the Safety Element of a General Plan to address evacuation routes. The California Department of Forestry and Fire Protection (CAL FIRE) Safety Element checklist also requires cities to address evacuation routes. In addition, Senate Bill 99 (2018) requires a Safety Element, upon the next revision of the housing element on or after January 1, 2020, to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.

REGIONAL REGULATIONS

South Coast Air Quality Management District

SCAQMD Rule 1403 governs the demolition of buildings containing asbestos materials. Rule 1403 specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing material (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and cleanup procedures, and storage and disposal requirements for asbestos-containing waste materials.

Riverside County Department of Environmental Health

In the SOI, the DEH is responsible for all components of the CUPA program described above, including Hazardous Materials Business Plans and hazardous materials inventories, for which CFD is responsible within the City of Corona.

Hazardous Waste Transporters and Disposal Facilities

The DEH list of hazardous waste transporters includes six in western Riverside County, including three in Corona (DEH 2015). No landfills in Riverside County accept hazardous waste; one landfill in surrounding counties, the Clean Harbors Westmoreland Landfill Facility near the City of Westmoreland in Imperial County, accepts such wastes (SWRCB 2016).

Two facilities in western Riverside County—one in the City of Corona and one in the City of Riverside—are listed by DEH as accepting universal wastes which include televisions, computers, and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury-containing equipment (DEH 2014).

CAL FIRE, County of Riverside Unit Strategic Plan

The California Strategic Plan is implemented through individual "unit plans" that are prepared for different regions of the state. CAL FIRE has adopted a Riverside Unit Fire Plan that covers Riverside County and the agency's priorities for prevention, protection, and suppression of wildfires. The overall goal of the Riverside County Unit Fire Plan is to reduce total costs and losses from wildland fire in the unit by protecting assets at risk through focused prefire management prescriptions and increasing initial attack success.

LOCAL REGULATIONS

City of Corona Local Hazard Mitigation Plan

The City of Corona has prepared a Local Hazard Mitigation Plan (LHMP) to identify the City's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to reduce or eliminate long-term risk to people and property from

natural and man-made hazards. Wildfire hazard is rated the second highest risk of the 23 hazards evaluated, after earthquakes. The LHMP contains a series of goals and mitigation programs to address each of the hazards.

City of Corona Emergency Operations Plan

The City of Corona has prepared an Emergency Operations Plan (EOP) to address the City's planned response to natural disasters, technological incidents, and national security emergencies. The EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. The EOP's operational concepts focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses. The EOP's emergency management goals are:

1. Provide effective life safety measures and reduce property losses.
2. Provide for the rapid resumption of impacted businesses and community services.
3. Provide accurate documentation and records required for cost recovery efforts.

Corona Standards of Coverage Study and Fire Strategic Plan

The Corona Fire Department sets the vision, mission, business operations and guiding principles for the department by means of a strategic plan. The purpose of the strategic plan is so that the members of the organization can envision its future and develop the necessary procedures and operations to achieve that future. The strategic plan is a foundational plan that assists the department in preparing annual fiscal year budgets, master plans, and other related activities it is required to perform. Although the planning period is eight years, it is updated annually to assess service levels, performance, and other needed functions that may change during the course of a year.

Corona Municipal Code

Chapter 2.52, Emergency Management Organization, provides for the preparation and carrying out of plans to protect people and property within the City of Corona during an emergency or disaster event.

- Section 2.52.060 establishes a Disaster Council in the event there is an emergency or disaster event in the City. The Disaster Council include the Fire Chief, who shall be the Council Chair, and member of the Riverside County Disaster Council, unless otherwise stated by the City Manager, and the Disaster Council shall include the Fire Department Emergency Services Director.
- Section 2.52.090 indicates that the Fire Chief shall be the Emergency Services Director and shall appoint an Emergency Services Coordinator.

- Section 2.52.120 established the Corona Fire Department Office of Emergency Services, which consists of positions that may be established by the City Council by resolution. The Corona Fire Department are assigned the office and its responsibilities.
- Section 2.52.130 establishes the position of Emergency Services Coordinator, which the Fire Chief shall appoint. The Emergency Services Coordinator, and associated duties, is assigned to the Fire Department, and the person serving that position is assigned to the Emergency Services Director.

Chapter 15.16, Fire Hazard Severity Zones, outlines the authority of the Fire Chief in determining Very High Fire Hazard Severity Zones (VHFHSZ) and creating a VHFHSZ map.

- In Section 15.16.010, the City Council delegates authority to its Fire Chief to designate within the City VHFHSZs as required by California Government Code Section 51175 et seq. and other applicable state and federal laws, rules, and regulations. The Fire Chief has the authority to make any future revisions to the VHFHSZ in accordance with state and federal laws, rules, and regulations.
- In Section 15.16.020, the Fire Chief shall prepare and maintain a map titled the "City of Corona Very High Fire Hazard Severity Zones in LRA" ("VHFHSZ Map") to show the VHFHSZ within the City. The Fire Chief has the authority to make any future revisions to the VHFHSZ Map in accordance with state and federal laws, rules, and regulations.
- In Section 15.16.040, the VHFHSZ Map is intended to be used in conjunction with the most current edition of the California Building Code, and supersedes any other maps previously adopted by the City designating high fire hazard areas. The Building Official shall be responsible for enforcing provisions of the code and other applicable law which may be applicable to property identified on the VHFHSZ Map within the City, pursuant to Section 3202, Title 24 of the California Code of Regulations and other applicable state and federal laws, rules, and regulations.

City of Corona 2020–2040 General Plan

Environmental Resources Element

Policy ER-1.2 Require all public and private grading and construction activities to minimize adverse impacts on the City's water resources through the use of best management practices, as established and updated from time to time by the City of Corona.

Policy ER-1.3 Implement standard conditions of approval on development and related projects that require appropriate mediation strategies if soil or groundwater contamination is encountered during project grading and construction.

Policy ER-1.4 Prohibit the discharge of toxins, debris, refuse, and other contaminants into watercourses, other drainages, water bodies, and groundwater basins. Work with appropriate entities to ensure the cleanup of contamination of existing water resources.

Policy ER-13.6 Reduce solid waste sent to the landfills and associated community-wide GHG emissions by ensuring all properties have access to curbside solid waste, recycled materials, and green/organic waste programs; target special programs for construction debris, household hazardous waste, etc.

Healthy Community Element

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

Policy HC-2.2 Designate and maintain truck routes that are sufficient to serve the needs of industry and commerce while avoiding residential areas, schools, or other sensitive land uses so as to minimize exposure to the noise, air pollution, and vibration associated with trucks.

Policy HC-2.4 Ensure that individuals, neighborhoods, and businesses clearly understand the potential for adverse pollution, noise, odor, vibration, and lighting and glare, and the effects of toxic materials or emissions when generating uses are proposed near them.

Policy HC-2.6 Apply and enforce performance standards with respect to fire and explosion hazards, radio frequency or electrical disturbance, noise and vibration, dust, smoke, glare, underground storage tanks, or other potential sources of exposure to pollution.

Policy HC-4.6 Support housing construction practices, where initiated by developers, that are free from asbestos, volatile organic compounds, and other chemicals known to be hazards.

Land Use Element

Policy LU-2.1 Locate and design development to reflect Corona's unique physical setting considering its natural topography, environmental resources, natural hazards, and opportunities for views in accordance with this plan's policies.

Policy LU-4.3 Allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses; protects significant plant, animal, and other natural environmental resources; protects development and population from natural hazards; and where it is logical and feasible to extend infrastructure.

Policy LU-10.3 Minimize the removal of native landscape and integrate with new residential development, to the extent feasible and practical for fire control; require adherence to building construction and site designs necessary to minimize risks from wildfire, such as implementation of fuel modification areas, concrete tile roofs and boxed eaves.

Policy LU-10.4 Require that new development and major rehabilitations be located, designed, and built to maintain natural drainages, riparian vegetation, and the viability of habitats, except as necessary to protect from flooding or wildfire, or that impacted areas be properly mitigated.

Policy LU-12.7 Regulate the development of industrial uses (consistent with local regulation and state law) that use, store, produce, or transport toxic and hazardous materials; generate unacceptable levels of air or noise pollution; or result in other adverse impacts.

Policy LU-16.1 Accommodate open spaces that can be used for recreation and conserved to protect significant plant and animal habitats and population from the risks of flood, fire, and seismic hazards in accordance with the designations of the land use plan.

Policy LU-16.7 Work with Corona Fire, CAL FIRE and Forest Service and with property owners in affected areas to reduce and minimize the hazards associated with wildfire in the hillsides and open spaces, consistent with the goals and policies of the safety element.

Policy LU-22.10 Collaborate with local, county, and regional governmental agencies to provide water, sewer, public safety, fire response, and other appropriate municipal services; coordinate emergency response services through mutual and automatic aid agreements.

Circulation Element

Policy CE-1.11 Provide all residential, commercial, and industrial areas with efficient and safe access for emergency vehicles, including undeveloped areas or those on the hillsides in high or very high fire hazard severity zones.

Infrastructure and Utilities Element

Policy IU-6.7 Continue to work with providers and businesses to educate the community and to provide household hazardous material, used oil, and electronic waste collection for the community.

Public Safety Element

Policy PS-3.1 Enforce federal and state regulations and local ordinances in accordance with Certified Unified Program Agency requirements that require all users, producers and transporters of hazardous materials and waste to clearly identify materials that they store, use or transport, and make available emergency response plans, emergency release reports, hazardous material inventory reports, and toxic chemical release reports to reduce the risk from natural or other hazards and effectively protect the community.

Policy PS-3.2 Require projects to comply with applicable land use regulation, building and fire codes, and local ordinances; determine the need for buffer zones/setbacks, building modifications, site design, operational changes, or other measures to minimize risk from hazardous materials.

Policy PS-3.8 Require property owners of contaminated sites to develop and implement, at their own expense, a site remediation plan to the satisfaction of the Riverside County and the California Department of Toxic Substances Control.

Policy PS-3.9 Minimize the potential risk of contamination to surface water and groundwater resources and implement restoration efforts to resources adversely impacted by past urban and rural land use activities.

Policy PS-7.1 Require larger developments to incorporate site design features that help ensure maximum visibility and security for entrances, pathways, streets and sidewalks, corridors, public and private open space, and parking lots and structures.

Policy PS-7.2 Require the incorporation of appropriate lighting that provides adequate exterior illumination around commercial, business park, public spaces, parking lots, and multifamily structures.

Policy PS-7.3 Work with traffic engineers to develop methods through design, enforcement, and engineering to reduce the volume and severity of vehicle, pedestrian, and bicycling accidents citywide and around sensitive land uses such as schools, apartments, and other highly traveled uses.

Policy PS-7.5 Require large-scale retail developments to incorporate video surveillance security systems within their facilities and grounds to monitor open public spaces and, where appropriate and feasible, provide office space for police facilities.

Policy PS-8.2 Ensure that fire staff at all levels are sufficient in number and appropriately trained to effectively plan and respond to all types of fire and related emergencies in the community.

Policy PS-9.4 Maintain safe and accessible evacuation routes throughout the community; take precautions and ensure backup or mitigations for routes crossing high hazard areas (e.g., flood, seismic, high fire, etc.).

Policy PS-10.2 Require all improved and new homes, structures, and facilities in the very high fire hazard severity zones to adhere to additional fire safe design standards consistent with state law and local practice.

Policy PS-10.3 Require all improved and new developments to be thoroughly reviewed for their impact on safety and the provision of fire protection services as part of the development review process.

Policy PS-10.4 Require new and rehabilitated homes and structures to meet or exceed City fire prevention standards and state law, including building access, construction design, sprinklers, and others as required by Corona Fire.

Policy PS-10.5 Require all new commercial, industrial, institutional, multiple-unit housing, mixed-use, and one- and two-family dwelling developments to install fire protection systems and encourage the use of automatic sprinkler systems where not required by local codes and ordinances.

Policy PS-10.6 Require fuel modification plans and vegetation clearance standards for development in VHFHSZs to protect structures from wildfire, protect wildlands from structure fires, and provide safe access routes for the community and firefighters.

Policy PS-10.7 Condition approval of parcel maps and tentative maps in VHFHSZs based on meeting or exceeding the SRA Fire Safe Regulations and the fire hazard reduction around buildings and structures regulations.

Policy PS-10.8 Coordinate with the Department of Water and Power to ensure that adequate water supply and flows are available for firefighting; where inadequate, ensure provision of off-site water supply and transport.

Policy PS-10.9 Continue to require visible premise identification and signage per Corona's Premise Identification Guideline that meet or exceed SRA and CFC requirements.

4.9.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City, significant hazards and hazardous materials impacts would occur if the proposed Project or any Project-related component would:

Threshold HAZ-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Threshold HAZ-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Threshold HAZ-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Threshold HAZ-4 Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Threshold HAZ-5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Threshold HAZ-6 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Threshold HAZ-7 Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (SEE SEIR SECTION 4.20 - WILDFIRE)

METHODOLOGY

As indicated previously, a Phase I ESA Update was prepared addressing hazardous conditions on the proposed BPI Development (PAs 1, 2, 3) and future Estate Residential (PA 5) components of the Modified Project area. The purpose of ESA was to identify and evaluate actual and potential environmental conditions involving the subject site. It was not the purpose of this assessment to determine the degree or extent of contamination, if any, but rather the

potential for contamination. The scope of work performed therefore focused on general characterizations of environmental concerns based on reasonably ascertainable information and observations. The ESA was conducted in accordance with ASTM E 1527-13 and included the following tasks:

- A reconnaissance of the Site and surrounding properties to visually assess current utilization and indications of potential surface contamination. This was accomplished by driving the Site boundaries, and then traversing the Site until the entire Site had been surveyed.
- A reconnaissance of the surrounding area for approximately one-half mile was conducted, without entering the properties, making observations concerning property uses, conditions, and housekeeping.
- An environmental database report was obtained from a data service provider. This database report compiles and locates documented "hazardous waste" facilities within specific minimum search distances as defined by ASTM E 1527-13. If necessary, additional information on identified facilities was gathered by a file review at the appropriate federal, state, local, and/or tribal regulatory agency.

4.9.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
HAZ-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
HAZ-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒

HAZ-3	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
HAZ-4	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
HAZ-5	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
HAZ-6	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
HAZ-7	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Impact HAZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

No changes in the location, size, or boundaries of the GRRSP Planning Area boundary have occurred since adoption of the GRRSP in 2001. As discussed in the Project Description, the Modified Project would modify the size and boundaries of the GRRSP, however minimally in the northern portion of the Project site. In addition, the eastern portion of the Modified Project has been slightly expanded to incorporate appropriate grading limits within the hilly terrain.

All fuels, solvents and other materials used during construction of each phase of the Modified Project would be required to comply with applicable standards and regulations related to hazardous materials and hazardous waste as discussed in the 2001 EIR. Nonetheless, development of the GRRSP as proposed for amendment would result in an incremental increase over existing conditions in the potential for accidental releases of hazardous materials during routine transportation and disposal of hazardous materials. All materials used during construction and operation would be required to comply with applicable standards and regulations related to hazardous waste as specified in the 2001 EIR and as currently regulated through existing procedures and therefore no new or substantially greater impacts would occur. The Modified Project's impacts associated with hazards from routine transport, use, or disposal of hazardous materials and from the release of hazardous materials from upset and accident conditions would be less than significant and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR This topic will not be evaluated further in this SEIR.

Mitigation Measure

No mitigation measures are required.

Impact HAZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As noted in the Prior EIR, there were no schools within 0.25 mile of the Approved Project. No schools have been built within 0.25 mile of the Modified Project since approval of the Approved Project. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project as compared to the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact HAZ-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 67962.5 and, as a result, would it create a significant hazard to the public or the environment?

The Modified Project would result in new or more severe impacts requiring revisions to the Prior EIR.

The ESA prepared to assess hazardous conditions affecting the BPI Development and ER portions of the Modified Project found these properties do not appear on the hazardous database reports obtained for the assessment. There is one adjacent facility to the northeast listed on the California Environmental Reporting System (CERS) Hazardous Waste, CERS TANKS, facility and Manifest Data (HAZNET), Underground Storage Tank (UST), and the Resource Conservation and Recovery Act (RCRA) NonGen databases. This facility is listed Kaykel Investments Properties DBA Green River 76 located at 4350 Green River Road. The CERS Hazardous Waste and TANKS have CERS descriptions listed as "Hazardous Waste Generator" and "Underground Storage Tank", respectively. There are multiple violations described that have all been returned to compliance. The HAZNET listing lists the waste code as "aqueous solution with total organic residues less than 10 percent with the disposal method listed as "other recovery of reclamation for reuse including acid regeneration". The UST database lists four tanks total. The RCRA Non-Gen database lists the classification as "non-generator" with a description of "handler: non-generators do not presently generate hazardous waste" with no violations found. There are 24 additional facilities listed on the database report within the various search distances specified by ASTM E 1527-13. Due to the status listings, distances and/or locations (hydro-geologically down-or crossgradient), these facilities do not represent an environmental concern to the Site. Therefore, the ESA determined no evidence exists of a recognized environmental condition in connection with the subject Site. However, the ESA noted that prior to demolition of any of the existing Site structures, existing federal and state regulations require asbestos-containing materials (ACM) and lead-based paint (LBP) surveys be performed.

In addition, there is evidence of an environmental concern at the subject Site that is a common concern frequently found on properties with former historical agricultural use. The northern portion of the Site has historically been used for agricultural purposes from at least 1946 to at least 1953. Historically, some agricultural sites have utilized pesticides that are currently considered a health risk and no longer used and consideration should be given to performing limited site testing of near surface soils prior to site preparation and grading in order to test for elevated concentrations of these chemicals. This is significant impact requiring mitigation. Implementation of new Mitigation Measure **MM HAZ-1** would reduce the impact to less than significant.

Overall, the Modified Project implemented under changed circumstances would result in new or more severe impacts requiring revisions to the Prior EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures further described in detail Section 4.9.10.

- **MM HAZ-1**

Impact HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

There are no public or private airports in the vicinity of the GRRSP Planning Area that would be affect or be affected by the Modified Project. Development of the Modified Project would not result in a safety hazard for people residing or working within the GRRSP Planning Area. No new or substantially greater impacts would occur with implementation of the Modified Project. The Modified Project's impacts regarding public and private airports are consistent with the impacts identified in the Prior EIR and the level of impact (no impact) remains unchanged. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact HAZ-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular and emergency access, which would ensure that access would be properly provided for adequate emergency access and evacuation to and from each phase of the Modified Project's development. Access to the BPI Development site would be provided to and from Green River Road via Street "A" and emergency vehicle access would be provided via a driveway on Dominguez Ranch Road. Traffic from all of the Modified Project would not use Fresno Road for site access. Construction activities that could

temporarily restrict vehicular traffic on public roadways would be required to implement a Traffic Management Plan as part of building permit approval to ensure adequate access is maintained. Compliance with existing regulations for emergency access and evacuation would ensure impacts related to emergency access and response is less than significant and no mitigation is required.

Members of the public expressed concerns regarding the Modified Project's potential to further limit the ability for emergency response vehicles to travel along Green River Road, Dominguez Ranch Road, and other roadways in the vicinity when responding to calls during congested weekday a.m. and p.m. peak commute periods. These concerns were expressed at the public scoping meeting held at City Hall on September 22, 2022 and in letter/email form in response to the Notice of Preparation distributed for review August 29, 2022 through September 28, 2022. The following analysis addresses these concerns.

At the time the 2001 EIR was prepared, the area currently proposed for BPI land uses in revised PAs 1, 2, and 3 was planned for Mixed-Use (MU) land uses as shown in the existing GRRSP. Because this MU land use category allows a wide range of land use types, analysis of impacts was conducted based on development of retail shopping uses. These uses entail the highest trip generation potential and therefore was used in the analysis assumptions of the Approved Project in the 2001 EIR in order to ensure impacts associated with air quality, noise and traffic were adequately assesses and not underestimated. Section 4.2 of the 2001 EIR estimated trip generation for the Approved Project to be 11,207 trips per day with 913 occurring during the a.m. peak hour and 965 occurring during the p.m. peak hour. As identified in Section 4.17 of this SEIR, trip generation for the Modified Project is estimated to be 4,370 trips per day with 429 occurring during the a.m. peak hour and 386 occurring during the p.m. peak hour. Table 4.9.A summaries the trip generation estimates contained in the 2001 EIR for the Approved Project and in Section 4.17 of this SEIR for the Modified Project.

Table 4.9-1: Trip Generation Comparison Approved Project vs. Modified Project

Estimate	Daily Trip Generation	A.M. Peak Hour Trip Generation	P.M. Peak Hour Trip Generation
Approved Project	11,207	913	965
Modified Project	4,370	429	386
Trip Reduction (Percent Decrease)	6,837 (61.0%)	484 (53.0%)	579 (60.0%)

Source: Urban Crossroads (Appendix P)

As shown in Table 4.9.A, the Modified Project would result in a substantially reduced trip generation in comparison to the Approved Project. On a daily basis the Modified Project would generate approximately 61% fewer trips per day, approximately 53% fewer trips in the a.m.

peak commute hour, approximately 60% fewer trips in the p.m. peak commute hour Approved Project.

Traffic conditions at the time the 2001 EIR was approved were similarly congested as they are currently. Although improvements to SR-91 and Green River Road have been constructed and completed, regional population growth has outpaced these improvements and traffic congestion persists. Nonetheless, this congestion is an existing condition not created by the Modified Project and traffic congestions is no longer used as the definition of a traffic impact. For these reasons and based on the substantially reduced quantity of trips estimated for the Modified Project in comparison to the Approved Project, it reasonable to conclude the Modified Project's impacts associated with physical interference with an adopted emergency response plan are consistent with the impacts identified in the Prior EIR and the level of impact (less than significant) remains unchanged. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project as compared to the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact HAZ-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

See Section 4.20 of this SEIR for a detailed analysis of the Wildfire topic is currently required under CEQA.

4.9.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

Project-specific hazardous material impacts resulting from individual future development projects will be mitigated via application of applicable regulations or addressed separately in future CEQA documents. Anticipated future development will contribute through increases in population and the number of outlets that transport or dispose of hazardous materials, to a cumulative increase in risk for hazardous material incidents. Although each project has unique hazardous materials considerations, future cumulative projects would comply with the local, State, and Federal regulations and requirements as these are required for all development projects. As a result, cumulative impacts associated with hazardous materials would be less than significant.

Cumulative aircraft hazard impacts consist of future development within the boundaries of applicable Airport Land Use Plan (ALUP) accident potential zones. The risk to or from each

future project is based on the specific accident potential zone. The risks associated with development in these accident potential zones can only be reduced through conformance with land use guidelines and policies identified by the ALUP. Because the surrounding cities as well as the County of Riverside have implemented comprehensive land use plans that incorporate applicable ALUP recommendations, it is anticipated cumulative development within the accident potential zones would in a less than significant cumulative impact associated with aircraft accident hazards.

Similar to the conclusions for the Approved Project contained in the 2001 EIR, the Modified Project would be required to comply with local, State, and Federal regulations and requirements related to hazardous materials. With adherence to these measures, the Modified Project's impacts would not be cumulatively considerable. Therefore, the Modified Project would not result in a change in cumulative impacts that would require further analysis and the level of impact would remain the same as can be inferred from the time the 2001 EIR was certified.

4.9.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures related to hazards and hazardous materials were included in the 2001 EIR.

4.9.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM HAZ-1: Prior to issuance of a demolition permit for each phase of development requiring demolition and removal of onsite structures, the Project applicant shall provide documentation to the City of Corona Building Division demonstrating that the improvements and/or buildings subject to a demolition permit application include survey testing for asbestos-containing materials (ACM) and lead-based paints (LBP) in accordance with existing federal and state regulations.

4.10 HYDROLOGY AND WATER QUALITY

4.10.1 INTRODUCTION

This section provides an overview of the existing hydrology and water quality within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential short-term and long-term hydrology and water quality impacts from implementation of the Modified Project. Mitigation measures are recommended as necessary to reduce significant impacts. No NOP comment letters, or Scoping Meeting comments were received pertaining to this topic.

This section of the Draft SEIR is based on the *Preliminary Drainage Report* (Drainage Report), prepared by KWC Engineers dated December 2022 (Appendix K-1), and the *Project Specific Water Quality Management Plan* (WQMP), Revised December 12, 2022, KWC Engineers (Appendix K-2).

4.10.2 SUMMARY OF IMPACTS AND MITIGIATION MEASURES FROM THE 2001 EIR

The 2001 EIR screened out impacts associated with ground water quality and quantity, and ground water flow as a less than significant impact was determined. All further impacts were analyzed in detail 2001 EIR.

The Approved Project impact analysis related to water quality as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows:

a) Substantial degradation of water quality.

The 2001 EIR determined, adherence to applicable standards, permits, regulations, and/or clearances of the Corps, the RWQCB, and the CDFG, as included in mitigation measures MM 4.11.1A and 4.11.1B, potential impacts related to water quality to a less than significant level. The 2001 included MM 4.11.1A which required the Project applicant to obtain all permits and clearances from the Corps, the RWQCB, and the CDFG prior to the disturbance of any existing drainage. In addition, the 2001 EIR included MM 4.11.1B of which the Approved Project's drainage facilities within engineered slopes/fills shall be designed and installed in accordance with the City of Corona standards. Furthermore, 2001 EIR determined wetlands are absent from the Approved Project site. Impacts were determined to be less than significant with implementation of mitigation.

b) Substantial degradation or depletion of groundwater resources.

The 2001 EIR determined with implementation of mitigation potential impacts associated with any increase in the amount of surface runoff would be reduced to less significant levels. The

2001 stated the Approved Project involves significant alterations to the existing topography and drainage of the site, including the installation of impermeable surfaces that will increase surface flows and the current drainage structures may be insufficient to handle the increased flows (including 100-year storm) resulting from the Approved Project. With adherence to mitigation measure MM 4.11.2A and 4.11.2B, the 2001 EIR determined the Approved Project's storm drain plan would maintain natural drainage patterns and handle the increased flows, ultimately reducing the volume of downstream storm flows to a level manageable by the existing culverts.

c) Substantial flooding, erosion, or siltation.

The 2001 determined with implementation of mitigation potential impacts associated with erosion and sedimentation were reduced to less than significant level. The 2001 EIR stated the Approved Project will require the substantial modification of existing on-site slopes and/or construction of manufactured slopes. In addition, exposed cuts/slopes will be prone to erosion, which may affect the quality/quantity of surface runoff. As a result, the 2001 EIR required the implementation of mitigation measures MM 4.11.3A through 4.11.3D to reduce the temporary construction or longterm impacts associated with final development to a less than significant level.

d) Substantial change of existing flowpaths, substantial redirection of storm runoff, or realignment of flood control channel.

Implementation of the Approved Project was determined in the 2001 EIR to increase the amount of impermeable surfaces on site. In addition the Approved Project runoff will contain pollutants typically associated with urban use, such as oil and rubber residues, fertilizers, pesticides, detergents and hydrocarbon particles which may incrementally degrade surface water quality downstream of the Project site, therefore requiring mitigation. The 2001 EIR required the installation of "stormceptors" (MM 4.11.4A) and adherence to applicable standards of the Santa Ana RWQCB (MM 4.11.4B) would reduce potential impacts associated with this issue to a less than significant level. The 2001 EIR determined with implementation of mitigation measures MM 4.11.4A and MM 4.11.4B the Approved Project's drainage system will be designed, installed, and maintained in such a manner as to reduce potential impacts to water quality to a less than significant level.

Cumulative Impacts

The 2001 EIR stated the cumulative development will have an impact on regional flooding due to the increase in impervious ground cover and urban runoff associated with increased development. As such, the 2001 EIR determined the Approved Project would contribute to regional runoff; however, the Approved drainage plan for the GRRSP area is intended to manage and regulate potential flooding and downstream impacts to soils, vegetation or other development. In addition, other projects at that time in the City and/or County must also

comply with the applicable General Plan Policies for drainage improvements. Furthermore the 2001 EIR determined, review of flood control facilities/plans for other projects in the vicinity can serve to mitigate additional downstream flooding impacts and regional flood control planning such as that conducted by the Corps can serve to further mitigate cumulative impacts related to flooding. The 2001 EIR determined, with implementation of mitigation measures 4.11.1 through 4.11.4, cumulative impacts would be mitigated to a less than significant level.

4.10.3 ENIVRIONMENTAL SETTING

Regional Drainage

As previously stated, the City resides within the regional Santa Ana River Watershed, a flood control zone monitored by the Santa Ana RWQCB that covers portions of the Counties of Riverside, Orange, and San Bernardino. Within Riverside County, this regional watershed is subdivided into the Santa Ana Sub-watershed (of which the City lies within) and the San Jacinto River Sub-watershed. The Santa Ana Sub-watershed consists of the Santa Ana River and its tributaries and the San Jacinto River Sub-watershed includes the San Jacinto River and its tributaries that overflow into the Santa Ana River only in high volume storm events. Ultimately, all channels converge with the Santa Ana River where downstream ends of the channel travel through Orange County prior to emptying into the Pacific Ocean.

Local Surface Waters

The Santa Ana Sub-watershed is also further subdivided into smaller sub-watersheds based on major tributary channels that feed into the Santa Ana River. The City lies within two of these smaller sub-watersheds: the Middle Santa Ana River Sub-watershed and the Temescal Wash Sub-watershed. The Middle Santa Ana River Sub-watershed is located in the northwest corner of Riverside County and covers a total tributary area of 170 square miles that generally drains westwards towards the Santa Ana River. Tributaries to this sub-watershed include: Temescal Creek, Tequesquite Arroyo (Sycamore Creek), Day Creek, and San Sevaine Creek. The Temescal Sub-watershed covers 250 square miles and is defined as the tributary area draining into the Temescal Wash, also known as Temescal Creek, that connects Lake Elsinore with the Santa Ana River.

Tributaries to the Temescal Wash include Wasson Canyon Wash, Arroyo Del Toro, Stovepipe Canyon Wash, Rice Canyon Wash, and Lee Lake. A majority of Corona lies within this sub-watershed, and the drainage channels that run through the City that tie into the Temescal Wash include Arlington Channel, Main Street Channel, Oak Street Drain, Joseph Canyon Wash, and Bedford Wash.

Existing Drainage

The GRRSP Planning Area is approximately 160 acres of vacant land situated in the hills to the northeast of the City of Corona adjacent to Green River Road. The Modified Project site is

generally bounded to the north and east by the vacant land and SR 91 and SR 71, to the south by hillside, and to the west by vacant land/commercial.

The GRRSP Planning area consists of sparsely vegetated and otherwise undeveloped land with the exception of dirt roads. The Modified Project site is characterized by flat topography with hillside on the south which introduces offsite flow into the site. The hill side to the south is characterized by steep topography, generally increasing in elevation from the south to the north. Small ravines are present which convey the natural drainage across the Project site.

4.10.4 EXISITING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Clean Water Act

The Clean Water Act (CWA) established the basic structure for regulating discharges of pollutants into "waters of the U.S." The Act specifies a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. Key components of the Clean Water Act that are relevant to the proposed Project are:

- Sections 303 and 304, which provide for water quality standards, criteria, and guidelines. Section 303(d) requires the state to develop lists of water bodies that do not attain water quality objectives (are impaired) after implementation of required levels of treatment by point-source dischargers (municipalities and industries). Section 303(d) also requires that the state develop Total Maximum Daily Loads {TMDLs) for each of the listed pollutants. The TMDL is the amount of pollutant loading that the water body can receive and still be in compliance with water quality objectives. After implementation of the TMDL, it is anticipated that the contamination that led to the 303(d) listing would be remediated. Preparation and management of the Section 303(d) list is administered by the Regional Water Quality Control Boards (RWQCBs).
- Section 401 requires activities that may result in a discharge to a federal water body to obtain a water quality certification to ensure that the proposed activity would comply with applicable water quality standards.
- Section 402 regulates point- and nonpoint-source discharges to surface waters through the National Pollutant Discharge Elimination System (NPDES) program. In California, the State Water Resources Control Board (SWRCB) oversees the NPDES program, which is administered by the local RWQCBs. The NPDES program provides both general permits {those that cover a number of similar or related activities) and individual permits.

National Pollutant Discharge Elimination System Permit Program

The NPDES permit program under the CWA controls water pollution by regulating point- and nonpoint sources that discharge pollutants into "waters of the U.S." California has an approved state NPDES program. The United States Environmental Protection Agency has delegated authority for NPDES permitting to the SWRCB, which has nine regional boards. The Santa Ana RWQCB regulates water quality in the Bloomington area. Discharge of stormwater runoff from construction areas of one acre or more requires either an individual permit issued by the RWQCB or coverage under the statewide Construction General Stormwater Permit for stormwater discharges (discussed below). Specific industries and public facilities, including wastewater treatment plants that have direct stormwater discharges to navigable waters, are also required to obtain either an individual permit or obtain coverage under the statewide General Industrial Stormwater Permit.

STATE REGULATIONS

Porter-Cologne Act

The Porter-Cologne Water Quality Control Act of 1969, codified as Division 7 of the California Water Code, authorizes the SWRCB to provide comprehensive protection for California's waters through water allocation and water quality protection. The SWRCB implements the requirement of CWA Section 303, establishing that water quality standards have to be set for certain waters by adopting water quality control plans under the Porter-Cologne Act. The Porter-Cologne Act establishes the responsibilities and authorities of the nine RWQCBs, including preparing water quality plans for areas in the region, and identifying water quality objectives and waste discharge requirements (WDRs). Water quality objectives are defined as limits or levels of water quality constituents and characteristics established for reasonable protection of beneficial uses or prevention of nuisance. Beneficial uses consist of all the various ways that water can be used for the benefit of people and/or wildlife. The Porter-Cologne Act has been amended to provide the authority delegated from the USEPA to issue NPDES permits regulating discharges to surface waters of the U.S.

The unincorporated community of Bloomington is in the Santa Ana River Basin, Region 8, in the Upper Santa Ana Watershed. The Water Quality Control Plan for this region was adopted in 1995. This Basin Plan gives direction on the beneficial uses of the state waters within Region 8, describes the water quality that must be maintained to support such uses, and provides programs, projects, and other actions necessary to achieve the established standards.

California Anti-Degradation Policy

A key policy of California's water quality program is the State's Anti-Degradation Policy. This policy, formally known as the Statement of Policy with Respect to Maintaining High Quality Waters in California (SWRCB Resolution No. 68-16), restricts degradation of surface and ground waters. In particular, this policy protects water bodies where existing quality is higher than necessary for the protection of beneficial uses.

Under the Anti-Degradation Policy, any actions that can adversely affect water quality in all surface and ground waters must (1) be consistent with maximum benefit to the people of the state; (2) not unreasonably affect present and anticipated beneficial use of the water; and (3) not result in water quality less than that prescribed in water quality plans and policies (i.e., will not result in exceedances of water quality objectives).

California Construction General Permit

The State of California adopted a Statewide NPDES Permit for General Construction Activity (Construction General Permit) on September 2, 2009 (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). The last Construction General Permit amendment became effective on July 17, 2012. The Construction General Permit regulates construction site stormwater management. Dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for discharges of stormwater associated with construction activity. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground, such as stockpiling or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

To obtain coverage under this permit, project operators must electronically file Permit Registration Documents, which include a Notice of Intent (NOI), a Stormwater Pollution Prevention Plan (SWPPP), and other compliance-related documents, including a risk-level assessment for construction sites, an active stormwater effluent monitoring and reporting program during construction, rain event action plans, and numeric action levels (NALs) for pH and turbidity, as well as requirements for qualified professionals to prepare and implement the plan.

The SWPPP would include a site map, description of stormwater discharge activities, and best management practices (BMPs) taken from the menu of BMPs set forth in the California Stormwater Quality Association (CASQA) BMP Handbook that will be employed to prevent water pollution. It must describe BMPs that will be used to control soil erosion and discharges of other construction-related pollutants (e.g., petroleum products, solvents, paints, cement) that could contaminate nearby water bodies. It must demonstrate compliance with local and regional erosion and sediment control standards, identify responsible parties, provide a detailed construction timeline, and implement a BMP monitoring and maintenance schedule. The Construction General Permit requires the SWPPP to identify BMPs that will be implemented to reduce controlling potential chemical contaminants from impacting water quality. Types of BMPs include erosion control (e.g., preservation of vegetation), sediment control (e.g., fiber rolls), non-stormwater management (e.g., water conservation), and waste management. The SWPPP also includes descriptions of BMPs to reduce pollutants in stormwater discharges after all construction phases have been completed at the site (postconstruction BMPs).

California Water Resources Control Board Low Impact Development Policy

The SWRCB adopted the Low Impact Development (LID) Policy which, at its core, promotes the idea of "sustainability" as a key parameter to be prioritized during the design and planning process for future development. The SWRCB has directed its staff to consider sustainability in all future policies, guidelines, and regulatory actions. LID is a proven approach to manage stormwater. The RWQCBs are advancing LID in California in various ways, including provisions for LID requirements in renewed NPDES Phase I Municipal Separate Storm Sewer System (MS4) permit.

REGIONAL REGULATIONS

Santa Ana Regional Water Quality Control Board Water Quality Control Plan (Basin Plan)

The City of Corona falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB), which establishes water quality standards for both ground and surface waters in its area through the implementation of a Water Quality Control Plan (Basin Plan). This plan outlines existing water quality conditions, sets goals and policies, and serves as the foundation for regulatory programs. It defines water quality standards in terms of the beneficial uses of water bodies and the required levels of quality to protect those uses, as outlined in the federal Clean Water Act (CWA). Each RWQCB is mandated to adopt a Basin Plan that reflects regional water quality differences, beneficial uses of water, and local conditions and issues. Corona, situated in the Upper Santa Ana Watershed of the Santa Ana River Basin (Region 8), adheres to the Water Quality Control Plan for Region 8, established in 1995. This plan delineates beneficial uses, specifies required water quality levels, and outlines necessary programs, projects, and actions to achieve Basin Plan standards.

County of Riverside MS4 Permit

In January 2010, the Santa Ana RWQCB re-issued the Riverside County MS4 Storm Water Permit as Waste Discharge Requirement (WDR) Order R8-2010-0033 (NPDES Permit No. CAS618033) to the County of Riverside, the incorporated cities of Riverside County, and the Riverside County Flood Control and Water Conservation District within the Santa Ana Region. Pursuant to the 2010 MS4 Permit, the Co-permittees were required to update and implement a Drainage Area Management Plan (DAMP) for its jurisdiction, as well as Local Implementation Plans (LIPs), which describe the Co-permittees' urban runoff management programs for their local jurisdictions.

LOCAL REGULATIONS

City of Corona Local Implementation Plan

Under the City's Local Implementation Plan (LIP), land development policies pertaining to hydromodification and low impact development (LID) are regulated for new developments and significant redevelopment projects. The use of LID Best Management Practices (BMPs) in project planning and design is to preserve a site's predevelopment hydrology by minimizing the loss of natural hydrologic processes such as infiltration, evapotranspiration, and runoff detention. These land development requirements are detailed in the County-wide Model Water Quality Management Plan (WQMP) and Technical Guidance Document (TGD), approved in May 2011, which cities have incorporated into their discretionary approval processes for new development and redevelopment projects. Within the City's built out system, all runoff ultimately discharges into fully engineered concrete flood control channels. Based on this drainage collection system, projects within the City of Corona are not subject to the hydromodification requirements.

Projects are required to comply with the LID requirements in accordance with the LID hierarchy. The LID hierarchy requires new developments and re-developments to implement BMPs under the LID hierarchy as described in the TGD. The LID hierarchy requires new projects to first infiltrate, then harvest and reuse, then biofilter stormwater runoff from their project site. In the City of Corona, infiltration will likely be incorporated for new projects within the central and southern portions of the City as it is comprised of mostly Type A and B soils which typically have high infiltration rates. Groundwater levels throughout the City ranges from 45 feet to 80 feet below ground level which is also beneficial for infiltration BMP implementation. The eastern and western portions of the City are comprised of mostly Type C & D soils and will likely need infiltration testing to confirm infiltration feasibility. In areas where infiltration is determined to be infeasible, harvest and reuse BMPs may prove feasible for projects that incorporate ample landscaping and/or have high indoor toilet flushing demands (i.e. hotels). For areas that cannot infiltrate or utilize harvest and reuse systems, projects will be able to biofilter stormwater through biofiltration BMPs such as vegetated swales and bioretention basins.

Corona Groundwater Management Plan

A Groundwater Management Plan (GWMP) was prepared for the City of Corona in June 2008. The City of Corona is the water service provider for its constituents, and the GWMP was adopted in accordance with Assembly Bill 3030 to address management for groundwater supply and quality to sustain beneficial uses. The GWMP covers the three groundwater basins that cover the City, including Temescal, Coldwater, and Bedford Basins. The two latter basins (Coldwater and Bedford Basins) make up a portion of the larger Elsinore Basin. Currently, coordinated efforts are required to manage the Coldwater and Bedford Basins between the various agencies with jurisdiction over the area. These agencies that manage the Coldwater

and Bedford Basins include the City of Corona, the Temescal Valley Water District (TVWD), while Elsinore Valley Municipal Water District (EVMWD) manages the remainder of the Elsinore Basin outside of the Coldwater and Bedford Basins.

Successful implementation of the Groundwater Management Plan also requires coordinated efforts between local jurisdictions and statewide monitoring of California's groundwater basins. The California Department of Water Resources (DWR) manages the California Statewide Groundwater Elevation Monitoring program which tracks the health and groundwater-level elevations of California's 515 different basins and how to best manage these basins. It also publishes a list of basin prioritization to determine how resources should be allocated to manage various groundwater basins, with the majority of resources directed towards basins with medium and high priority.

City of Corona Municipal Code

The City's Municipal Code addresses hydrology and water quality issues through Chapter 13.27, Stormwater Management and Discharge Controls. The purpose of this chapter is to protect the future health, safety and general welfare of the city's citizens by:

1) Reducing pollutants in storm water discharges to the maximum extent practicable;

2) Regulating illicit connections and discharges to the storm drain system; and

3) Regulating non-storm water discharges to the storm drain system.

The enforcement of this chapter is intended to protect and enhance the water quality of city watercourses, water bodies, groundwater, and wetlands in a manner consistent with the Federal Clean Water Act.

The Municipal Code addresses floodplain issues through Title 18, Floodplain Management. The purpose of this title is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. In order to accomplish its purposes, this title includes provisions for: 1) Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities; 2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; 3) Controlling the alteration of natural flood plains, stream channels and natural protective barriers which help accommodate or channel flood waters; 4) Controlling filling, grading, dredging and other development which may increase flood damage; and 5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

City of Corona 2020–2040 General Plan

Land Use Element

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

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

Policy LU-6.1 Promote sustainable features in new construction and significant renovations, including the use of locally sourced, recycled, and sustainable-sourced building materials, energy- and water-efficient building design, integrated renewable energy and energy storage systems, and waste minimization during construction.

Policy LU-6.2 Require that new residential, commercial, office, and industrial development be designed to minimize consumption of and sustain scarce environmental resources through:

- Site design—concentration and intermixing of development to minimize vehicular trips and promote walking and building orientation for solar access and heat gain and loss
- Landscaping—drought-tolerant species, use of recycled water for irrigation, and other purposes
- Capture of rainwater and re-use on site
- Building design and construction materials—energy and water efficient fixtures, recycled building materials, insulation and wall thickness, permeable paving surfaces, and comparable techniques

Policy LU-15.7 Strive to incorporate best practices in sustainability (including water conservation, energy conservation, groundwater filtration, and other similar techniques) into the design and development of public and institutional buildings.

Policy LU-16.1 Accommodate open spaces that can be used for recreation and conserved to protect significant plant and animal habitats and population from the risks of flood, fire, and seismic hazards in accordance with the designations of the land use plan.

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

Policy LU-20.6 Locate and design development to complement and assure its compatibility with the potential Metropolitan Water District (MWD) water treatment facility, if developed.

Housing Element (2021-2029)

Policy H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.

Community Design

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

Infrastructure and Utilities Element

Policy IU-1.1 Review, evaluate, and update the City's Urban Water Management Plan and related capital improvement programs on a regular basis in order to maintain plans for expansion and improvement of distribution and storage facilities.

Policy IU-1.2 Evaluate the adequacy of water infrastructure in areas where intensification of land use is anticipated; coordinate capital improvements planning for all municipal water service infrastructure with the direction, extent, and timing of growth.

Policy IU-1.3 Construct, upgrade, maintain, and expand water supply, distribution, pumping, storage, and treatment facilities in the Urban Water Management Plan and/or as required to meet state and federal standards.

Policy IU-1.4 Designate, preserve, and acquire land, if necessary, for siting future water supply, storage, and distribution facilities in conformity with the goals and policies of the Land Use Element.

Policy IU-1.5 As a condition of permit approval, require adequate water supply, distribution, pumping, storage, and treatment facilities to be operational prior to the issuance of building permits.

Policy IU-1.6 Achieve and maintain compliance with all federal, state, and local regulatory standards for drinking water to protect the health, safety, and welfare of Corona.

Policy IU-1.7 Require all new development to be served from an approved domestic water supply to protect the health and safety of the public and groundwater supplies.

Policy IU-1.8 Through engineering design, construction practices, and enforcement of water regulatory standards, ensure that existing and new land uses and development do not degrade the City's surface waters and groundwater supplies.

Policy IU-1.9 Require the costs of improvements to the water supply transmission, distribution, pumping, storage, and treatment facilities necessitated by new development be equitably borne by beneficiaries, either through the payment of fees, or construction of the improvements.

Policy IU-2.1 Continue to implement the City's water conservation and reuse efforts; review these programs regularly, and modify them as appropriate and feasible.

Policy IU-2.2 Establish guidelines and standards for water conservation and actively promote use of water conserving devices and practices in new construction, major alterations and additions to existing buildings, and retrofitting of irrigation systems where feasible.

Policy IU-2.3 Require incorporation of best available technologies for water conservation, internally and externally, in new construction and associated site design.

Policy IU-2.4 Expand the recycled water program to provide water for landscaped medians and other appropriate open spaces along SR-91 and I-15, in coordination with Caltrans when feasible.

Policy IU-2.5 Require that sewer flows be minimized in existing and future developments through water conservation and recycling efforts.

Policy IU-2.6 Encourage the use of recycled water by industrial, commercial, and institutional users through the use of incentives such as differential pricing; require recycled water use for landscaped irrigation, grading, and other noncontact uses in new projects, where feasible.

Policy IU-2.7 Require the use of recycled water for landscaped irrigation, grading, and other noncontact uses in new developments, parks, golf courses, sports fields, and comparable uses, where feasible.

Policy IU-2.8 Continue to provide and support public educational efforts to residents, business, and students regarding the importance of water conservation and recycled water use.

Policy IU-2.9 Require that grading plans be designed and implemented to reduce stormwater runoff by capturing rainwater onsite and storing on a temporary, short-term basis to facilitate groundwater recharge rather than relying solely on community drainage facilities.

Policy IU-2.10 Require the use of rainwater capture and storage facilities, techniques, and improvements in residential and nonresidential developments to further objectives for water conservation.

Policy IU-3.9 Continue to require all applicable industries/businesses to obtain sewer discharge permits from the City and to comply with the City's Waste Discharge Pretreatment and Source Control Program.

Policy IU-3.10 Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City.

Policy IU-4.1 Review, evaluate, and regularly update the City's Storm Drainage Master Plan and related capital improvement programs as a basis for the orderly planning, expansion, and improvement of facilities; implement improvements identified in the Drainage Master Plan.

Policy IU-4.2 Maintain and upgrade public storm drains and storage control facilities and construct or expand storm drain and flood control facilities to protect people and property from flooding and stormwater runoff. Implement improvements identified in the City's Drainage Master Plan.

Policy IU-4.3 Designate, preserve, and acquire land, as necessary, for storm drainage and storage control facilities. As necessary, require the reservation of rights-of-way and easements for designated water related infrastructure facilities as a condition of project approval.

Policy IU-4.4 Evaluate the adequacy of stormwater conveyance and storage control facilities in area where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth.

Policy IU-4.5 Review development proposals for projects within the City's Sphere of Influence and encourage Riverside County to not approve any project that cannot be accommodated with an adequate drainage system.

Policy IU-4.6 Annually review the development charge, acquisition of service charge, and monthly service charges in order to ensure that adequate fees and charges are collected to fund the operation, maintenance, and repair of existing facilities and construction of new facilities.

Policy IU-4.7 Require adherence to City regulatory stormwater quality measures and, if needed, take necessary enforcement action(s) to eliminate illicit connections and discharges to/from the stormwater system.

Policy IU-5.1 Ensure that existing and new development does not directly degrade or indirectly contribute to the degradation of surface waters or the groundwater system.

Policy IU-5.2 Reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/ sedimentation areas in suitable open space areas, overland flow channels, and landscaping adjacent to parking lots and streets.

Policy IU-5.3 In new developments, minimize the amount of impervious area that is directly connected to piped or channelized drainage systems.

Policy IU-5.4 Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and storage control facilities in wetlands or other sensitive environments.

Policy IU-5.5 Require that development projects consider the appropriateness of the channelization of stormwater runoff to facilitate its possible capture and reuse for on-site irrigation and other purposes.

Policy IU-5.6 Implement environmentally and economically efficient stormwater treatment systems, whenever practical (such as artificial marshland sewer treatment).

Policy IU-5.7 Require developers to obtain a NPDES permit prior to moving construction equipment onto a development site. The NPDES permit shall be retained at the construction site throughout the construction period, and a copy shall be filed with the City Engineer.

Policy IU-5.8 During construction projects, ensure compliance with all terms and conditions outlined in the NPDES permit, including the implementation of the latest best management practices and determination of need for any additional water quality management plans to reduce pollutants and urban runoff flows to the maximum extent practicable.

Policy IU-5.9 Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas.

Policy IU-5.10 Require that individual project owners and operators handle, store, apply, and dispose of all pest control, herbicide, insecticide, and other similar substances according to all federal, state, and local regulations.

Public Safety Element

Policy PS-2.1 Maintain and continuously update the City's floodplain safety hazards maps and dam inundation maps in concert with FEMA map amendments, improvements to local drainage facilities, and updated flood studies from individual projects or the State of California.

Policy PS-2.2 Evaluate, on a project-by-project basis, whether new development should be located in a flood hazard zone and identify and require construction methods or other appropriate methods to minimize the risks of damage for projects located in flood zones.

Policy PS-2.3 Require adherence to the California Building Code, Municipal Codes, FEMA flood control guidelines, and Corona Floodplain Management Ordinance for the purposes of avoiding or minimizing the risk of damages to structures, injury, or loss of life.

Policy PS-2.4 Locate, when feasible, new essential public facilities outside of flood zones; for those that must remain or are built in flood hazard zones, harden structures to maintain the structural and operational integrity of such public facilities in case of flooding.

Policy PS-2.5 Identify vulnerable structures, infrastructure, and utilities in areas of special flood hazards and encourage the retrofit or upgrade of such structures and infrastructure to minimize damages and reduce the risk or injury or death from flooding.

Policy PS-2.6 Prohibit the alteration of natural floodplains or improved drainage areas or the allowance of encroachments by structures without determination by the Floodplain Administrator that such actions will not be detrimental to public health and safety.

Policy PS-2.7 Establish and maintain cooperative working relationships among public agencies with responsibility for flood protection, including Riverside County Flood Control District, County Public Works, neighboring jurisdictions, and other entities.

Healthy Community Element

Policy HC-2.3 Prioritize local and regional efforts, in cooperation with regional agencies, to remediate or treat contaminated surface water, groundwater, or soils to state and federal standards, and ensure that drinking water is safe and healthful to meet all local, state, and federal health standards

Policy HC-2.7 Keep up to date on new and amended regulations issued by state and federal regulatory agencies with respect to air, water, and other pollutants and permissible exposure; revise local ordinances and development requirements as needed to reduce exposure to pollution.

Policy HC-5.4 Establish agreements with partner agencies to provide public facilities, services, and amenities within the city. This includes public education, health services, flood protection, energy, technology and communications services, and other services as appropriate.

Environmental Resources Element

Policy ER-1.1 Continually monitor the implementation and enforcement of water quality regulations by appropriate County, state, and federal agencies to prevent additional pollution of the City's hydrologic resources, including aquatic environments, underground water basins, and surface waters.

Policy ER-1.2 Require all public and private grading and construction activities to minimize adverse impacts on the City's water resources through the use of best management practices, as established and updated from time to time by the City of Corona.

Policy ER-1.3 Implement standard conditions of approval on development and related projects that require appropriate mediation strategies if soil or groundwater contamination is encountered during project grading and construction.

Policy ER-1.4 Prohibit the discharge of toxins, debris, refuse, and other contaminants into watercourses, other drainages, water bodies, and groundwater basins. Work with appropriate entities to ensure the cleanup of contamination of existing water resources.

Policy ER-1.5 Support the Santa Ana Watershed Project Authority to advance efforts to achieve a watershed that is sustainable, drought-proof, salt-balanced, and capable of providing water resources for multiple benefits for current and future populations.

Policy ER-1.6 Provide active leadership in the regional coordination of water resource management and sustainability efforts affecting Riverside County and continue to monitor and participate in, as appropriate, regional activities to ensure a long-term reliable and sustainable supply of water.

Policy ER-1.7 Support efforts to create additional water storage and facilities where needed, in cooperation with federal, state, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate and as needed.

Policy ER-2.1 Sustain the quantity and quality of surface water and groundwater resources within the City of Corona and its sphere of influence for present and future uses.

Policy ER-2.2 Balance consideration of water supply requirements between urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different demands.

Policy ER-2.3 Implement water conservation through a wide range of regulations, public and business education, fiscal techniques, and implementing programs.

Policy ER-2.4 Require the use of water conservation features and materials in the design and construction of all public buildings, projects, and site development while encouraging their use citywide.

Policy ER-2.5 Require the use of reclaimed water in outdoor common areas and landscape treatments for homeowners associations, public facilities, commercial and industrial uses where feasible.

Policy ER-2.6 Provide ample opportunities to educate the public and businesses about the importance of water conservation, and the devices available for conservation purposes.

Policy ER-2.7 Promote resources that offer incentives for property owners and businesses to install and upgrade water efficient fixtures in their buildings, equipment, and landscaping. devices.

Policy ER-2.9 Support efforts to create additional water storage where needed, in cooperation with federal, state, and local water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate and as needed.

Policy ER-3.1 In cooperation with RCFCWCD, participate in development, maintenance, and implementation of facilities and programs to recharge City aquifers underlying the City and SOI.

Policy ER-3.2 Incorporate natural drainage systems (vegetated swales, small ponds, etc.) into developments, where appropriate and feasible, that offer opportunities for groundwater recharge.

Policy ER-3.3 Retain stormwater and runoff at or near the site of generation for percolation into the aquifer to conserve it for future uses and to mitigate adjacent flooding.

Policy ER-3.4 Use natural approaches to managing streams (such as nonchannelization strategies, softbottom streams, native vegetation, etc.), to the maximum extent possible, where groundwater recharge is likely to occur.

Policy ER-3.5 Cooperate with groundwater sustainability members to jointly pursue projects that will contribute to the long-term sustainability (recharge and safe yield) of the basins underlying Corona and SOI areas.

Policy ER-3.6 Manage the City's reliance on imported water supplies, to the extent feasible and practical, through an enhanced focus on water conservation, groundwater recharge, and reclaimed water use.

Policy ER-4.1 Require urban uses to have a sufficient distance from a floodway boundary to ensure adequate protection of life, property, and habitat values.

Policy ER-4.2 Avoid altering floodways or channelization wherever possible; however, limit alterations to those that meet the following criteria:

- Alterations necessary for the protection of public health and safety only after all other options are exhausted
- Alterations essential to public service projects where no other feasible construction method or alternative project location exists
- Projects where the primary function is the improvement of fish and wildlife habitats

Policy ER-4.3 Design alterations and improvements to floodways so that they avoid adverse environmental effects to the maximum extent feasible, considering the following environmental factors:

- Stream scour

- Erosion protection and sedimentation
- Wildlife habitat and linkages
- Groundwater recharge capability
- Adjacent property
- Natural designs (e.g., soft riparian bottoms and gentle bank slopes, and landscaping with native plants

Policy ER-4.4 Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses to the extent feasible in new private and public developments or implement on-site replacement as mitigation.

Policy ER-4.5 Allow variances from city development standards on land area restricted from development due to its retention as a natural floodway, floodplain, or watercourse to encourage the preservation of natural watercourses without creating undue hardship on property owners.

Policy ER-5.1 Prohibit encroachment of development into wetlands; provide buffer zones, setbacks, or other effective techniques in project siting and design to minimize direct and indirect effects to wetland habitats.

Policy ER-5.2 During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.

Policy ER-5.3 Ensure compliance with habitat mitigation plans accepted by the applicable state and federal regulatory agencies that meet established ratios for wetland enhancement/restoration and on-/off-site compensation for the loss of wetland functions and values.

Policy ER-5.4 Consider wetlands for use as natural water treatment areas that will result in improvement of water quality.

Policy ER-5.5 Prohibit the planting of invasive, nonnative species in areas that would encroach and affect watercourses, their banks, and riparian areas.

4.10.5 PROJECT DESIGN FEATURES

PDF HYD-1: According to the Hydromodification Low Impact Development (LID) requirement, the proposed BPI development will install a system of catch basin inlets and storm drain pipes proposed to convey the runoff across the site to the designated discharge points. In addition, 10 Biotreatment Units (Modular Wetland System) and two underground detention chambers will be installed to provide water quality treatment for the proposed Drainage Management Areas (DMA).

4.10.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant hydrology and water quality impacts would occur if the proposed Project or any Project-related component would:

Threshold HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Threshold HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin ?

Threshold HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. Result in substantial erosion or siltation on- or off-site?

Threshold HYD-4 ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Threshold HYD-5 iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Threshold HYD-6 iv. Impede or redirect flood flows?

Threshold HYD-7 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Threshold HYD-8 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

METHODOLOGY

The analysis of hydrologic and water quality impacts is based on information and data contained in the Drainage Report and the WQMP (Appendix J and Appendix K, respectively), including site runoff estimates, soil properties, impervious surface area, and water quality BMPs. The Drainage Report used methodologies outlined in the Riverside County Hydrology Manual to perform hydrologic and hydraulic calculations and estimated storm flows using the CIVILCADD/CIVILDESIGN Engineering Software, Version 7.1 to compile storm discharge generated by the Rational Method. The WQMP was prepared in accordance with requirements of the Riverside County MS4 Permit using the SARWQCB's WQMP template.

4.10.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☒
HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin ?	☐	☐	☐	☒
HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
HYD-4 ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
HYD-5 iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
HYD-6 iv. Impede or redirect flood flows?	☐	☐	☐	☒
HYD-7 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
HYD-8 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact HYD-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Construction

Construction of the GRRSP Planning Area and the proposed BPI development would require grading and excavation of soils, which would loosen sediment and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These

potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

Consistent with the 2001 EIR, short-term storm water pollutant discharges from each individual site within the GRRSP Planning Area would be prevented through compliance with the applicable NPDES permitting process. Coverage with applicable permits would prevent sedimentation and soil erosion through implementation of an SWPPP and periodic inspections by RWQCB staff. During the construction period, the development associated with the GRRSP would utilize a series of BMPs to reduce erosion and sedimentation consistent with those identified in the Certified EIR. To ensure that future development within the GRRSP Planning Area obtains coverage under the NPDES General Construction permit, implementation of the 2001 EIR Mitigation Measures 4.11.1A, 4.11.3A, 4.11.3.B, and 4.11.4A have been identified. As a result, with implementation of mitigation measures 4.11.1A, 4.11.3A, 4.11.3.B, and 4.11.4A the Modified Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The Modified Project would include the proposed BPI development consisting of five industrial buildings totaling in approximately 746,167 square feet within the business industrial designation. The GRRSP Planning Area is comprised of approximately 160.0 acres of undeveloped vacant land, and has been modified for the future 5.5 acres general commercial parcel north of Green River Road and the 20.39 acres Estate Residential situated on the southern portion of the property.

Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. If these pollutants discharge into surface waters, it could result in degradation of water quality.

Section 15.36 of the City's Municipal Code requires implementation of Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from new development and redevelopment projects. The Project's WQMP was created to comply with the requirements of the City of Corona, the Riverside County Water Quality Management Plan, and the NPDES Areawide Stormwater Program. The BMPs would include pollutant source control features and pollutant treatment control features.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. For the purposes of stormwater quality, an underground bioretention/biofiltration system is proposed. The proposed BPI development would include the project design features, PDF HYD-1, of which would consist of 10 Biotreatment Units (Modular Wetland System) and two

underground detention chambers to provide water quality treatment for Drainage Management Areas (DMA) 2 through DMA 11. DMA 1 was identified as a Self-Treating Area due to the lack of impervious surfaces and requires no BMP. The proposed biotreatment units and underground detention chambers would capture, treat, and slow stormwater runoff for the 10-year and 100-year storm events.

However, in order to prevent impacts to operational water quality, the Modified Project would be required to prepare a site-specific Water Quality Management Plan (WQMP) to identify low-impact development storm water retention strategies and appropriate hydromodification controls to mitigate potential violations of water quality standards or waste discharge requirements. Consistent with the 2001 EIR, applicable Mitigation Measures 4.11.1.B, 4.11.2.A, 4.11.2B, 4.11.3.C, 4.11.3.D, and 4.11.4B have been identified. With implementation of PDF HYD-1, NPDES requirements and the WQMP, pursuant to the City Municipal Code, and City Council Ordinance No. 2291 and 2828 (included as 2001 EIR mitigation measures 4.11.1A, 4.11.1.B, 4.11.2.A, 4.11.2B, 4.11.3A, 4.11.3.B, 4.11.3.D, and 4.11.4A); which would be verified during the plan check and permitting process for the Modified Project, the Modified Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

Therefore, no new or substantially greater impacts related to the violation of any water quality standards or waste discharge requirements would occur with implementation of the proposed Modified Project when compared to those identified in the 2001 EIR. The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measures

The following Mitigation Measures from the previously certified 2001 EIR are applicable to the Modified Project are shown below and further described in detail Section 4.10.9:

- **4.11.1A, 4.11.1.B, 4.11.2.A, 4.11.2B, 4.11.3A, 4.11.3.B, 4.11.3.D, and 4.11.4A**

Impact HYD-2:	**Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin ?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The proposed Project is located within the Coastal Plain of Orange County westerly adjacent to the Temescal Groundwater Basin. As analyzed in the Drainage Report and WQMP, development of the GRRSP Planning would introduce approximately 36.65 acres of impervious surfaces to the site. Buildout of the GRRSP Planning would require 107.02 acres of irrigated surfaces and landscaping of the proposed BPI development would achieve the

minimum 15.65 acers of irrigated landscape. Future development within the GRSSP Planning Area would be required to implement a project-specific WQMP as previously stated to achieve the required impervious surface. The proposed BPI development would include the project design features, PDF HYD-1, of which would consist of 10 Biotreatment Units (Modular Wetland System) and two underground detention chambers to provide water quality treatment for Drainage Management Areas (DMA) 2 through DMA 11. DMA 1 was identified as a Self-Treating Area due to the lack of impervious surfaces and requires no BMP. In total, the proposed BPI development would incorporate approximately 16.1 acres of landscape acreage, thereby above the required acreage according the WQMP. Furthermore, the Project site is not located within an area known for hydrogeologic groundwater. As a result, the Modified Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Therefore, the Project would result in a less than significant impact on groundwater supplies and groundwater recharge. No mitigation is required.

The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measures

No mitigation measures are required.

Impact HYD-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Although the GRRSP Planning Area does not include, a natural stream, river or other body of water, the Project site does contain several ravines (non-wetland waters) which convey natural drainage across the Modified Project site to off-site tributaries. Under existing conditions, development of the Modified Project would alter the course of a stream thereby impacting the existing drainage pattern.

As previously discussed, a SWPPP would be implemented during construction to control drainage and maintain drainage patterns across the Modified Project (MM 4.11.3A). As discussed in the WQMP (Appendix K) existing drainage patterns would remain unchanged, which would result in a decrease in time of concentration due to increase in imperviousness. To address this increase, the BPI development, proposes a biofiltration system that would

capture runoff prior to discharge off-site (PDF HYD-1). All storm water runoff will be carried via typical street sections and an onsite storm drain system. In addition, the Drainage Report determined, a 10-year storm event would be contained below the top of curb and a 100-year storm event would be protected from the industrial building pads. Additionally, the installation of onsite landscaping, a biofiltration system, and catch basins would be designed to accommodate the increased flow volume. Moreover, impacts from the erosion of existing natural downstream canyons and hillsides will be mitigated to a less than significant level by properly designed grading, detention basins, energy dissipators and erosion protection rip-rap pads at the outlet of storm drain system (MM HYD-1).

Additionally, according to the FEMA's FIRM Map #06065C0668G, #06065C0669G, and #06065C1335GG the Project site is zoned as Flood Zone X, area with minimal flood hazard. The City would review the Modified Project permit applications to ensure the proposed BPI and future development within the GRRSP would not be subject to significant flood hazard and structures would be floodproofed and would not impede or redirect flood flows. As such, with implementation of mitigation measures MM HYD-1, and 4.11.3A, the Modified Project would result in a less than significant impact on the existing drainage pattern.

The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Mitigation Measures

The following Mitigation Measures from the previously certified 2001 EIR are applicable to the Modified Project are shown below and further described in detail Section 4.10.9:

- **4.11.3A**

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.3.10.

- **MM HYD-1**

Impact HYD-4:	**ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**
Impact HYD-6:	**iv. Impede or redirect flood flows?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed previously, the Modified Project site is classified as Flood Zone X, area of minimal flood hazard. In addition, the Modified Project site does not include, and is not adjacent to, a body of water such as a natural stream or river that would increase the potential for flooding. Also, as discussed previously, the Modified Project would introduce

approximately 36.65 acres of impervious surfaces to the GRRSP Planning Area, which would increase stormwater runoff from the Project site. However, the Modified Project, consistent with the 2001 EIR, would implement mitigation to reduce flooding hazards on- or offsite impacts to a less than significant level. As detailed below, MM 4.11.2.A requires that all proposed storm drain facilities and equipment shall be designed, installed and maintained in a manner to convey peak flows estimated for the Modified Project. In addition, the MM 4.11.2A also requires future development of the GRRSP Planning Area drainage plans shall be submitted to the City for review and approval prior to the issuance of grading permits. As it relates to the proposed BPI development, as previously stated, will incorporate PDF HYD-1 for the proposed on-site storm drain system consisting of catch basin inlets and storm drain pipes proposed to convey the runoff across the site to the designated discharge points. In addition, 10 Biotreatment Units (Modular Wetland System) and two underground detention chambers will be installed to provide water quality treatment for the proposed Drainage Management Areas (DMA). PDF HYD-1 shall be constructed to accommodate storm flows from the site designed, installed and maintained in a manner to reduce on-site runoff to a level that can be accommodated by the existing culverts beneath Green River Road.

Adherence to the existing requirements and implementation of the post construction stormwater requirements would be confirmed during Project plan check prior to Project approval. Therefore, with implementation of mitigation measure MM4.11.2A and project design PDF HYD-1, the Modified Project would result in a less than significant impact on flood flows and flooding hazards on- or offsite.

The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Impact HYD-5: iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project site would include development of approximately 36.65 acres of impermeable surfaces, which would be an increase from the existing undeveloped vacant impervious surface area. Project site existing drainages flow from the south to a low point within the northern portion of the site, ultimately conveyed into the existing drainage pipelines/culverts crossing Green River Road and to SR 91.

Use of the subsurface infiltration chamber would regulate the rate and velocity of stormwater flows and would control the amount of discharge into the off-site drainage system. As discussed above, the Modified Project would not result in significant impacts related to water

quality. In addition, the drainage facilities proposed for the BPI development have been sized to adequately accommodate the stormwater flows from the proposed development and are consistent with the County drainage plans and MS4 permit requirements. The proposed oversized infiltration system would accommodate existing stormwater infrastructure capacity by holding the entire design capture volume in the chamber and allow high flows to discharge from the site at a reduced flowrate. The existing southerly drainage pattern is not maintained; however, times of concentration are preserved through the use of dual underground infiltration systems. Therefore, impacts would be less than significant.

Mitigation Measure

No mitigation measures are required.

Impact HYD-7: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed previously, the Modified Project site is classified as Flood Zone X, area of minimal flood hazard. The GRRSP Planning Area is located approximately 27 miles northeast of the Pacific Ocean. Therefore, the Modified Project is not located within a tsunami zone. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest body of water is the Prado Reservoir, approximately 1.1 miles to the north. According to the City's General Plan, the Project site is not within a dam inundation zone, nor in the vicinity of any impounded bodies of water; therefore, the Project is not at risk of a seiche.

The proposed Modified Project's impacts are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged from that cited in the 2001 EIR.

Impact HYD-8: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As previously discussed, the Modified Project and BPI development would comply with the Construction General Permit by developing and implementing a site-specific SWPPP and construction stormwater BMPs throughout the construction phase. The Modified Project and BPI development would also comply with the MS4 Permit by incorporating LID BMPs into project design, which would avoid or minimize the amount and type of pollutants leaving the

project, entering receiving waters, and impacting water quality and beneficial uses defined for these waters by the Basin Plan. In addition, LID BMPs would allow stormwater infiltration into the local aquifer and minimize or avoid impacts to groundwater quality, and to beneficial uses of the Coastal Plain of Orange County Basin.

The Modified would not include a groundwater well, and the Project would not demand water at a rate exceeding what the City of Corona could supply (see Section 4.19, *Utilities and Service Systems*, for discussion of Project water demands relative to water supplies). The Modified Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan; no impact would occur, and mitigation is not required.

4.10.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. As concluded in the preceding analysis, the Modified Project would not change the significance of Hydrology and Water Quality impacts as compared to the prior 2001 EIR.

The geographic scope for cumulative impacts on hydrology and water quality includes the Santa Ana River Watershed. Implementation of the Modified Project would include compliance with all required laws, permits, ordinances, and plans, such as the MS4 Permit, and Construction General Permit requirements, that would reduce incremental effects to hydrology and water quality. The Modified Project would result in an increase of impervious surfaces within the watershed and is required to include pervious surfaces to retain storm water drainage on site. This increase in impervious surfaces with implementation of the proposed BMPs (**PDF HYD-1**) as required by the MS4 Permit would not lead to an increase in surface runoff or significant pollutant loadings.

Other future developments within the urban and developed subwatershed would have similar effects as the Modified Project. The areas surrounding the Modified Project area are of similar urban nature, and any future development would also include compliance with all required laws, permits, ordinances, and plans, such as the MS4 Permit, and Construction General Permit requirements, in order to meet runoff requirements. This would help reduce impacts to water quality and retain runoff and ensure that the incremental effects of individual projects do not cause a substantial cumulative impact related to water quality. For example, each related project would be required to develop a SWPPP (for construction), a WQMP (for operation), and a hydrology report, and would be evaluated individually to determine appropriate BMPs and treatment measures to reduce impacts to surface water quality and hydrology. In addition, cities review all development projects on a case-by-case basis to ensure that sufficient local and regional drainage capacity is available. Furthermore, the analysis in a Project's hydrology

report is cumulative in nature due to the project and existing developments impact on storm drainage within the watershed area.

Combined impacts to water quality, to the storm drain system, and from the creation of flooding hazards from past, present, and future projects would be less than significant cumulatively. Therefore, because water quality, drainage, and flooding would not be adversely affected by the Modified Project, the proposed Project's contribution to cumulative hydrology and water quality impacts would not be cumulatively considerable.

4.10.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

4.11.1A: The project applicant shall obtain all required permits and clearances from the Corps, the RWQCB, and the CDFG prior to the disturbance of any existing drainage.

4.11.1.B: Drainage facilities within engineered slopes/fills shall be designed and installed in accordance with the City of Corona standards.

4.11.2.A: All proposed storm drain facilities and equipment shall be designed, installed and maintained in a manner to convey peak flows estimated for the project. Drainage plans shall be submitted to the City for review and approval prior to the issuance of grading permits.

4.11.2B: On-site detention basins shall be constructed to accommodate storm flows from the project site. Such facilities shall be designed, installed and maintained in a manner to reduce on-site runoff to a level that can be accommodated by the existing culverts beneath Green River Road. All required drainage structures shall be designed, installed, and maintained in accordance with applicable City of Corona standards.

4.11.3A: The construction and/or grading contractor shall establish and implement a construction Storm Water Pollution Prevention Plan (SWPPP) and post-construction Water Quality Management Plan (WQMP) in accordance with NPDES permit issued by the Santa Ana RWQCB.

4.11.3.B: In accordance with issuance of a NPDES permit, the construction and/or grading contractor shall establish and implement specific Best Management Practices (BMP) at time of project implementation. Construction erosion and sediment control plans shall be submitted to the City for review and approval prior to the issuance of grading permits. BMPs to minimize erosion and/or sedimentation impacts shall include (but not be limited to) the following:

- Collection of runoff entering developing areas into surface and subsurface drains for removal to nearby drainages.

- Capture of runoff above steep slopes or poorly vegetated areas and conveyance to nearby drainages.
- Conveyance of runoff generated on paved or covered areas via drains and swales to natural drainage courses.
- Revegetation of disturbed areas and vegetation of non-disturbed but highly erosive areas.
- Use of drought tolerant plants and irrigation systems which minimize runoff.
- Use of other erosion control devices such as rip-rap, gabions, concrete lining, small check dams, etc. to reduce erosion in gullies and active stream channels.
- During the time that on-site soils are exposed, the soil surface shall be approximately 2 feet below the surrounding grade. Any storm water falling on exposed soils will infiltrate on site.
- To the maximum extent possible, on-site vegetation shall be maintained.
- Limit grading disturbance to essential project area.
- Limit grading activities during the rainy season.
- Balance and limit, to the extent possible, the amount of cut and fill.
- Water entering and exiting the site shall be diverted through the placement of interceptor trenches or other erosion control devices.
- Water shall be sprayed on disturbed areas to limit dust generation.
- The construction entrance shall be stabilized to reduce tracking onto adjacent streets.
- Dikes, drains, swales or other features shall be used to divert and/or redirect runoff.

4.11.3.C: Manufactured slopes shall be stabilized. Where appropriate, retaining wall designs shall include waterproofing and weep holes, subdrains or backdrains for relieving possible hydrostatic pressures.

4.11.3.D: Manufactured slopes shall be revegetated to help ensure stability. Revegetation plans shall be submitted to the City for review and approval prior to the issuance of grading permits. Plant selection shall comply with the Plant Palette contained in Section 4.3.6 of the Green River Ranch Specific Plan.

4.11.4A: Development within the Specific Plan area shall comply with applicable provisions of the NPDES permit and the applicable standards and regulations of responsible agencies.

4.11.4B: Precast "stormceptors" shall be installed in parking areas and/or in areas where fuels, oils, solvents or other pollutants may enter the stormwater stream (i.e., gas stations, loading areas). Such devices shall be adequately maintained

(including the cleaning/replacing of absorbent fiberglass "pillows" and periodic removal of accumulated sand and silt).

4.10.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM HYD-1: Erosion of existing natural downstream canyons and hillsides will be mitigated by properly designed grading, detention basins, energy dissipators and erosion protection rip-rap pads at the outlet of storm drain system.

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4.11 LAND USE AND PLANNING

4.11.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing land use and planning within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to land use and planning from implementation of the Modified Project in comparison to the Approved Project. The Public Scoping Meeting comments from Jeffrey Meissner, Craig Reiter were received pertaining to this topic. The NOP comment letters from Southern California Association of Governments were received pertaining to this topic.

4.11.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in no impact related to land use and planning as follows.

a) Physically divide an established community?

The 2001 EIR identified the existing a horse boarding operation operating in the northern, flatter, portion of the Approved Project site south of Green River Road that is no longer in operation. The St. James Orthodox Christian Monastery was identified as occupying a former restaurant on site that has ceased operations. The 2001 EIR acknowledged implementation of the Approved Project would necessitate removal of the facilities associated with these former uses but determined did not represent an identified community. Therefore, the 2001 EIR concluded the Approved Project would result in no impact related to physically dividing an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Prior to approval of the Approved Project, approximately 2 acres of the GRRSP Planning Area was located in the City's limits and the remaining approximately 166 acres was located in unincorporated Riverside County. The 2001 EIR determined the Approved Project's proposed land uses would conflict with the Riverside County's Zoning Ordinance, but the conflict was considered a less than significant impact because the Approved Project's applicant proposed annexation of the Approved Project site into the City as well as adoption of the GRRSP. The GRRSP would modify land use designations in the Planning Area to accommodate the uses proposed in the GRRSP. The 2001 EIR considered the conflict to be a less than significant impact given the Approved Project would be annexed into the City of Corona and adoption of

the GRRSP would provide land use regulation and development standards for future development of the uses contained in the GRRSP.

Cumulative Impacts

The 2001 EIR determined there were no other development projects that when considered together with the Approved Project would create a significant land use impact over and above the project specific impact analyses conducted for the Approved Project and no mitigation was required. Consequently, cumulative impacts regarding land use compatibility was determined to be less than significant.

4.11.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area encompasses the area adjacent to Green River Road, east of the SR-91/Green River Road interchange and west of Dominguez Ranch Road. The Project site is largely undeveloped. However, the site is surrounded by residential development to the north (beyond the SR-91), vacant and disturbed land to the south, residential and commercial development to the east, and vacant and disturbed land to the west. Vacant areas are mostly covered with native vegetation, much of which consists of low-lying scrub. Elevations on site range from 1,110 feet in the southwestern corner of the property to 515 feet in the northeastern corner of the property.

The southern portion of the property is in an undeveloped natural condition dominated by rugged hillside terrain of the Santa Ana Mountains vegetated by grass, brush, scrub, and chaparral. Due to the topography of the property, development has been limited to the northern portion of the Specific Plan area. The eastern portion of the GRRSP Planning Area is occupied by two single-family residences. Several equestrian stables, one above water reservoir and a concrete lined stormwater basin related to prior horse boarding operations remain on-site.

The existing GRRSP (i.e., Approved Project) land use designations include General Commercial (GC) and Mixed-Use in existing PAs 1, 2, 3, 4 and 5 (approximately proposed PAs 1, 2 and 3), MU in PA 7 (approximately proposed PA 4), and Estate Residential (ER) in PA 6 (approximately proposed PAs 5 and 6) as summarized in Table 4.11-1. The GC and MU land uses allow a flexible mix of retail, service and support commercial, light industrial, hotel/motel, or office uses and a 150-room hotel. The GC land use is intended to provide services for travelers and local residents including, but are not limited to service stations, restaurants (fast food, turnover, and high quality), and neighborhood retail. The ER allows up to 32 dwelling units (DUs). The ER area in the southernmost portions of the GRRSP was intended to be developed with large lots resulting in large areas of open space.

Table 4.11-1: Comparison of the Approved and Modified Project GRRSP Land Uses

Approved Project		Modified Project	
Acreage	**Land Use/ DUs or SF**	**Acreage**	**Land Use/ DUs or SF**
Approved: PAs 1, 2, 3, 4, 5		Modified: PAs 1, 2, 3	
61.22	Hotel/150 rooms; GC/19,600 sf; MU[1]/491,300	49.31	BPI/ 746,167 sf
Approved: PA 7		Modified: PA 4	
5.91	MU[1]/10,000 sf	5.5	GC/19,600 sf
Approved: PA 6		Approved: PA 5	
98.2	ER/32 DUs	20.39	ER/32 DUs
Approved: NA		Modified: PA 5	
NA	NA	83.34	Open Space

DUs = dwelling units SF = square feet NA = not applicable PA=planning area
[1] Includes a mix of retail, service and support commercial, light industrial, hotel/motel, or office uses and a 150-room hotel.

4.11.4 PROJECT DESIGN FEATURES (PDF)

PDF LU-1: GRRSP as Amended: The proposed GRRSP as amended (i.e., Modified Project) is intended to provide for the orderly and efficient development of the Green River Ranch property in accordance with the provisions of the City of Corona General Plan. The proposed GRRSPA contains design guidelines and development standards which apply only to properties within the GRRSP Planning Area. The guidelines and standards are intended to implement the goals, objectives, and policies of the City's General Plan.

The proposed GRRSPA contains a number of development standards and design guidelines related to visual quality as presented previously in **PDF AES-1** (see Section 4.1). Subsection 2.1 of the GRRSPA presents the Land Use Plan followed by the Land Use Plan Designations in Section 2.2.1. As detailed in Section 2.2.1, the land use plan designations include the following:

- *Business Park Industrial.* The GRRSPA includes 49.31 acres of Business Park Industrial (BPI) uses on the south side of Green River Road. The BPI category is intended to accommodate single- and multitenant light industrial, warehouse, and incubator uses with supporting offices. Limited sales and services for industrial, construction and or similar types of uses are also allowed. These uses offer special opportunities for development within the GRRSP Planning Area and have been identified as appropriate given their proximity to the 91 Freeway. This type of development will provide significant economic and employment base opportunities within the City of Corona and Riverside County, allowing Green River Ranch to take

advantage of the explosive growth of industrial, incubator, and small entrepreneurial businesses expected to continue through the 21st Century.

- *General Commercial.* The GRRSPA includes 5.5 acres of General Commercial (GC) uses on the north side of Green River Road. The GC area is easily accessible from SR-91 and is intended to provide services for travelers and local residents. Planned uses include, but are not limited to, a service stations, restaurants (fast food, turnover, and high quality), and neighborhood retail.
- *Estate Residential.* The GRRSPA includes 20.39 acres of Estate Residential (ER) uses in the central portion of the Planning Area and south the planned BPI areas. Business Park Industrial. This land use is intended to provide property for single-family detached residences on individual lots. Portions of the residential lots would remain as natural open space to allow the preservation of natural drainage features and partial use of the area by wildlife.
- *Open Space General.* The GRRSPA includes 83.34 acres of Open Space General in the southern most half of the Planning Area and south of the EIR uses. The Open Space General area would accommodate land permanently committed to protecting the natural vegetation communities and habitat. The designation will protect habitat, topography, scenic quality, and other natural resources and allow for wildlife movement in and through the area.

Subsection 3.2 of the GRRSPA presents the Permitted Uses in Each Land Use Designation. Table 2 - Permitted Uses in Subsection 3.2 details the specific permitted and conditionally permitted uses allowed within each of the four land use categories proposed in the GRRSPA.

4.11.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal land use regulations that apply to the Modified Project.

STATE REGULATIONS

There are no State land use regulations that apply to the Modified Project.

REGIONAL REGULATIONS

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a

forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region's MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives. The plans most applicable to the proposed project are discussed below.

Regional Transportation Plan/Sustainable Communities Strategy

In September 2020, SCAG adopted the 2020–2045 RTP/SCS, "Connect SoCal," which builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. In response to the NOP, SCAG identified specific goals included in Connect SoCal that may be pertinent to the proposed Modified Project as follows:

- Goal #1: Encourage regional economic prosperity and global competitiveness.
- Goal #2: Improve mobility, accessibility, reliability and travel safety for people and goods.
- Goal #3: Enhance the preservation, security, and resilience of the regional transportation system.
- Goal #4: Increase person and goods movement and travel choices within the transportation system.
- Goal #5: Reduce greenhouse gas emissions and improve air quality.
- Goal #6: Support healthy and equitable communities.
- Goal #7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.
- Goal #8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.
- Goal #9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.
- Goal #10: Promote conservation of natural and agricultural lands and restoration of habitats.

LOCAL REGULATIONS

City of Corona General Plan

The current General Plan was adopted by the City in June of 2020, to comply with the requirements of California Government Code § 65300 et seq., which mandates that each California city have a comprehensive, long-range, internally consistent plan for its future development. The General Plan also addresses the provision of services needed and desired by the community to support its ultimate development. The General Plan contains the following elements: Land Use; Housing; Community Design; Historic Resources; Economic Development; Parks, Recreation, Cultural Arts, & Education; Circulation; Infrastructure and Utilities; Public Safety; Noise; Healthy Community; and Environmental Resources.

The General Plan provides the basis for land use designations in the City. As required by state planning law, the General Plan Land Use Plan and the Zoning Code are internally consistent. The Zoning Ordinance, Title 17 of the Municipal Code, is one of the primary means of implementing the General Plan.

The GRRSP was originally prepared in accordance with the then relevant goals and objectives of the City's General Plan when adopted in 2001. Given the General Plan was updated in 2020, the GRRSPA's consistency with applicable General Plan goals and objectives is necessary. Table 4.11-3 presented in subsection 4.11.7, Impact LU-2, lists the applicable General Plan goals and provides a discussion of how the GRRSPA conforms to them.

4.11.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold LU-1 Physically divide an established community?

Threshold LU-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

METHODOLOGY

The potential land use and planning impacts associated with the Modified Project were evaluated through a qualitative comparison of the anticipated project effects with existing site conditions and characteristics of surrounding land uses. The proposed Project was evaluated for consistency with existing land use plans, regulations, and policies applicable to the Project site and its vicinity. Inconsistency with plans and policies alone would not necessarily constitute a significant impact, unless the inconsistency results in what would be considered an adverse physical change to the environment. Significant impacts would occur if the

proposed Project would result in adverse physical environmental affects in accordance with the thresholds described below.

4.11.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts		Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:					
LU-1	Physically divide an established community?	☐	☐	☐	☒
LU-2	Conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact LU-1: Physically divide an established community?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

No changes in the location, size, or boundaries of the GRRSP Planning Area boundary have occurred since adoption of the GRRSP in 2001. As discussed in the Project Description, the Modified Project would modify the size and boundaries of the GRRSP, however minimally in the northern portion of the Project site. In addition, the eastern portion of the Project site has been slightly expanded to incorporate appropriate grading limits within the hilly terrain.

Since approval of the 2001 EIR, the horse boarding operation has ceased existence and the only active land use within the Modified Project boundary are the two homes located in the east and central portions of the Planning Area. Implementation of the proposed Modified Project would necessitate the removal of these facilities homes and other faculties. However, the on-site land uses do not represent an identified community. In addition, the GRRSP

Planning Area is located at the western edge of the City and is not surrounded by a community. Development of the Modified Project would not physically divide an established community resulting in a less than significant impact requiring no mitigation. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact LU-2:	**Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As discussed previously, land use regulation of the Modified Project site are governed by the existing GRRSP. The main change to the existing GRRSP proposed as part of the GRRSPA involves replacing the current Mixed-Use (MU) land use in PAs 1, 2, and 3 with a more focused or specific Business Park Industrial (BPI) land use type and the permanent designation of approximately 80.77 acres in the southern half of the GRRSP Planning area for dedication to the Riverside Conservation Agency for the purposes of providing consistency with the Western Riverside Multiple Species Habitat Conservation Plan (WR-MSHCP). In contrast to the wide range of land uses allowed in the MU designation including retail, service and support commercial, light industrial, hotel/motel, or office uses the proposed BPI land use would lock down the land use types allowed by focusing on accommodating single- and multitenant light industrial, warehouse, and incubator uses with supporting offices. The balance of the GRRSP planned land uses would remain essentially the same as originally approved with GC allowed in the approximately 5-acre area PA north of Green River Road and south of the railroad tracks, ER south of and above the proposed BPI Development but on a reduced amount of property, and Open Space further south.

Consistency discussions with applicable Connect SoCal goals are provided below in Table 4.11-2 as follows:

Table 4.11-2: GRRSPA (Modified Project) Consistency with Connect SoCal Goals

Goal	Analysis
Goal #1: Encourage regional economic prosperity and global competitiveness.	Consistent: The GRRSP Planning Area abuts the City's western limits and represents a cohesive extension of the City's growth and development. The GRRSP planned land uses include a mix of general commercial, estate residential, and business park industrial uses. The non-residential businesses that locate in Green River Ranch will generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project allows for freeway-oriented business and commercial uses to also capture passer-by spending.
Goal #2: Improve mobility, accessibility, reliability and travel safety for people and goods.	Consistent: See response to Goal #1. In addition, because the GRRSP is located in the SR-91 corridor area development of the planned commercial and industrial business park non-residential uses in this area will reduce trip distances by providing a short trip length to and from the site and SR-91.
Goal #3: Enhance the preservation, security, and resilience of the regional transportation system.	Consistent: As part of the development of Green River Ranch, improvements will be made to the Green River Road right-of-way. This roadway is an important part of the regional roadway network, connecting with SR-91.
Goal #4: Increase person and goods movement and travel choices within the transportation system.	Consistent: See response to Goal #3.
Goal #5: Reduce greenhouse gas emissions and improve air quality.	Consistent: As concluded in Section 4.3 of this SEIR, the GRRSP will not obstruct the City's ability to reduce GHG emissions from City operations. Project-specific GHG emissions attributable to the GRRSP as amended were determined to be less than significant with incorporation of GHG reduction features required for consistency with the City's CAP.
Goal #6: Support healthy and equitable communities.	Consistent: The GRRSP would provide a long-range plan for the property that places new non-residential development along the SR-91 corridor and places ER lots in the southern portion of the property at higher elevations. The residential lots would be custom designed and placed considering the topography and environmental sensitivities of the estate residential area. The non-residential development would adhere to the California Green Building Standards Code as applicable at the time of building permit issuance, which requires a variety of energy conservation features to meet broad environmental objectives.
Goal #7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	Consistent: See responses to Goal #1 and #3.
Goal #8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	Not applicable: The ability for a specific project to affect the efficiency of the transportation system through use of new technologies is limited. This goal is more appropriately addressed by local government agencies and transit districts.

Table 4.11-2: GRRSPA (Modified Project) Consistency with Connect SoCal Goals

Goal	Analysis
Goal #9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.	Consistent: See response to Goals #1, #2, #3 and #4.
Goal #10: Promote conservation of natural and agricultural lands and restoration of habitats.	Consistent: As detailed in Section 4.2 of this SEIR, the proposed Project would not affect agricultural lands. The proposed Project would result in the dedication of 83.34 acres of property in the southern half of the GRRSP Planning Area to the RCA for inclusion in the habitat reserve assembly in accordance with the WR-MSHCP.

As discussed in Table 4.11-2, the proposed Project is consistent with applicable Connect SoCal goals.

Consistency discussions with applicable City General Plan goals are provided below in Table 4.11-3 as follows:

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
Land Use	
LU-1: A community that contains a diversity of land uses that support the needs of and provide a high quality of life for its residents, sustain, and enhance the City's economy and fiscal balance, are supported by adequate community infrastructure and services, and are compatible with the environmental setting and resources.	Conforms: The GRRSP Planning Area abuts the City's western limits and represents a cohesive extension of the City's growth. The GRRSP would provide the structure for a mix of general commercial, estate residential, business park industrial uses, and Open .Space. The non-residential uses will occur near SR-91 and generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project allows for freeway-oriented business and commercial uses to capture passer-by spending. The residential estate lots will occur in the higher elevations, allowing for the retention of topographic character and environmental resources.
LU-2: A cohesive and integrated city of distinct and vital commercial and business districts and livable residential neighborhoods, correlated with supporting transportation and utility infrastructure that sustain natural open spaces hillsides, and canyons.	The Green River Ranch Specific Plan coincides with the City's goal of creating a cohesive and integrated city. The Specific Plan proposes a mixture of commercial, business park industrial, estate residential, and open space uses in proximity to existing infrastructure. The residential estate lots will occur in the higher elevations, allowing for the retention of existing topographic including hillsides and canyons. The flatter areas of the site near SR-91 are planned for the commercial and business park industrial uses.
LU-3: A development pattern that retains and complements the City's	The Green River Ranch Specific Plan complements the City's goal to retain and complement the City's surrounding land uses and

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
important residential neighborhoods, commercial and industrial districts, and open spaces.	character, including nonresidential uses along the SR-91 corridor and residential neighborhoods to the southeast in higher elevations, as well as open space to the south and to the west in unincorporated Riverside County.
LU-4: Strategic growth that preserves viable residential neighborhoods and commercial and industrial districts, targets new development to parcels that are environmentally suitable and can be supported by infrastructure and services, and re-uses appropriate properties to enhance their economic vitality and community livability.	The Specific Plan area abuts the City's western limits and represents a cohesive extension of the City's growth. The new non-residential development is targeted to the flattest portions of the site along the SR-91 corridor, with estate residential lots targeted to the higher elevations. The uses are environmentally suitable to their planned locations and will enhance the city's economic vitality and community livability.
LU-5: Distinct and well-maintained neighborhoods and districts that contribute to the identity, character, and image of Corona as a livable, diverse, innovative, and environmentally sustainable community.	The Green River Ranch Specific Plan provides a long-range plan for the property that places new nonresidential development along the SR-91 corridor and places estate residential lots in the southern portion of the property at higher elevations. The residential lots would be custom designed and placed considering the topography and environmental sensitivities of the estate residential area. The non-residential development would adhere to the California Green Building Standards Code as applicable at the time of building permit issuance, which requires a variety of energy conservation features to meet broad environmental objectives. Refer to the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan for more information about environmental objectives and sustainability.
LU-6: A community that promotes sustainability in the planning, design, and construction of developments to create a more livable community and achieve broader economic and environmental objectives.	
LU-7: Residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life.	The Green River Ranch Specific Plan includes a planned residential neighborhood 32 single-family estate lots on a minimum lot size of 25,000 square feet. The large lots will add to the City's range of available housing types and quality of life.
LU-8: Assure the integrity, quality, and livability of Corona's existing residential neighborhoods, preserving those elements that give them character, cohesion, and quality of life.	There are no existing neighborhoods within the Specific Plan area. Although, the Specific Plan was designed with special consideration given to the Sierra del Oro residential community in the vicinity. Commercial and industrial development is limited to the lower elevations of the site, adjacent to existing retail facilities along the SR-91 Freeway. Special design guidelines are proposed to screen rooftop equipment and accessory uses from higher elevation views, and to break up large parking lot expanses with canopy trees so that the development areas have a natural appearance when viewed from the higher elevation residences in the vicinity.
LU-9: Development of new residential neighborhoods that complement existing neighborhoods, contain a mix of neighborhood-supportive land uses,	The Specific Plan proposes to fill the demand for high-end custom home sites within the western portion of the City which, according to market analysis, is not being met within Corona. The project proposes a total of 32 single-family residential dwellings on 20.39 acres. All lots

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
exhibit high quality architectural design, and ensure a high level of livability for their residents.	are intended for use as custom home sites. The Green River Ranch Specific Plan includes architectural and landscape design guidelines and standards for residential development. These guidelines and standards, together with the entitlement process described in Chapter 5 of the Specific Plan, are intended to ensure that residential development results in construction of aesthetically pleasing neighborhoods with high quality homes.
LU-10: Development of low-density residential neighborhoods in areas on the city's southern periphery that preserve the rural and open space character of their setting.	The Green River Ranch Specific Plan is not located on the city's southern periphery. Although, the Green River Ranch Specific Plan has been designed to significantly limit non-residential development to the lower foothills of the property, leaving the steeper hillsides for only 32 low density rural residential lots and semi-rural scale of development, and thereby retaining a substantial portion of the hillsides in its natural state.
LU-11: A diversity of viable commercial and professional office districts and corridors that contain uses supporting resident, business, and visitor needs and that contribute revenue to the City to fund essential services and maintain a high quality of life.	The Green River Ranch Specific Plan's general commercial and business park industrial uses assist in promoting the City's employment base. Additionally, because the Specific Plan area acts as the western gateway into the City, the project allows for freeway-oriented business and commercial uses geared toward travelers arriving into the City.
LU-12: Development and maintenance of industrial land uses that provide a wide range of employment opportunities for Corona's residents and that provide sufficient goods, services, and revenues to sustain the City's economy.	The Green River Ranch Specific Plan's business park industrial land use allows for a range of light industrial and business park uses. These uses provide employment opportunities for Corona's residents, and assist in providing sufficient goods, services, and revenue to sustain the City's economy.
LU-13: Vital and active mixed-use districts that provide a mix of housing in proximity to commercial uses, services, entertainment, and public transit that provide a mix of office, commercial, and/or industrial uses that support the local economy.	The Green River Ranch Specific Plan provides the structure for a mix of general commercial, estate residential, business park industrial uses, and open space. The non-residential uses will house a variety of businesses, enhance the local economy, and occur near SR-91 and adjacent to existing infrastructure and commercial uses to the east. Nearby residential uses both off-site and in the estate residential portion of the Specific Plan add to the diversification of uses in the general area in furtherance of the City's goal to provide an integrated mix of uses.
LU-14: Economically vital districts that are characterized by and benefit from their integrated mix of industries, retail, and office uses.	
LU-16: Open spaces that provide Corona's residents with opportunities to enjoy the natural environment, provide visual "relief" from urban development, protect significant plant and animal habitats, and protect	The southern portion of the project area consists of steep hillsides, incised canyons, and mountainous areas with limited development potential. As such, the Green River Specific Plan designates this area for 83.55 acres of open space. This land use designation will not allow for development in order to retain open space and conservation of the land in its' natural state.

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
development from natural environmental hazards.	
Housing	
H-1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City.	The Green River Ranch Specific Plan proposes to fill the demand for high-end custom home sites with 3-acre average lot sizes within the western portion of the City. According to market analysis, the demand for custom home sites is range of housing opportunities available in the City and provide alternatives to conventional production housing in a location convenient to community services.
H-3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.	The Green River Ranch Specific Plan proposes to help fill the demand for high-end custom house sites within the City which, according to market analysis, is not currently being met within Corona. The Green River Ranch Specific Plan includes architectural and landscape design guidelines and standards for residential development. These guidelines and standards, together with the entitlement process described in Chapter 5 of the Specific Plan, are intended to ensure that residential development results in construction of aesthetically pleasing neighborhoods with high quality homes.
H-4: Ensure that housing opportunities are available to all persons without regard to race, color, ancestry or national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, or any other arbitrary factors.	The Green River Ranch Specific Plan accommodates 32 single-family residential dwellings on a minimum lot size of 25,000 square feet per dwelling. The intent is to widen the range of housing opportunities available in the City and provide alternatives to conventional production housing in a location convenient to community services.
Community Design	
CD-1: Public street landscapes that unify the City of Corona and contribute to the unique identity of its neighborhoods, districts, and public places.	Green River Road functions as a major roadway corridor and entry to the City of Corona. Along the Green River Ranch frontage, a City gateway entry feature and project entries with special landscape elements will be established to create a strong identity and arrival sequence to the City and Specific Plan area. The gateway elements, streetscape plantings, and additional landscape buffer adjoining Green River Road will reinforce the importance of this roadway to the project area, and to the City as a whole.
CD-2: Entries that are well defined by signage, landscaping, lighting, and other visual landmarks that provide a clear sense of arrival into and identity for the City of Corona.	Careful consideration has been given to the location and treatment of project entries. Entries are intended to establish a high-quality image for the City. From a City gateway feature, to landscaped streets, to primary project entry, to secondary project entries. The design intent is to create a visual gateway as visitors arrive into the City, and to create distinctive points of arrival at the primary and secondary entry points to the Specific Plan area. The entries will serve to reinforce the distinctive character of the community at key intersections.

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
CD-3: Well designed, high quality, and distinctive public and private signage that identifies key City districts, public facilities, buildings, and facilitates wayfinding.	Signs within the Specific Plan area are intended to help create an identity and desirable destination for the project as a whole, to provide clear and simple directions for ingress and egress, and to add an element of consistency to the project. Refer to Section 3 of the Green River Ranch Specific Plan for further details on signage and wayfinding standards.
CD-6: Develop and implement land use controls that preserve significant visual resources from potential loss or disruption.	A Visual Resources Analysis was completed for the Green River Ranch Specific Plan to show that the project would protect the scenic character and quality of the property, in part through compliance with the Specific Plan's design guidelines and development standards.
CD-7: Maintain, establish, develop, and protect the City's highways and corridors for scenic purposes.	
Paleontological Resources	
HR-3: Recognize the importance of archeological and paleontological resources and ensure the identification and protection of those resources within the City of Corona.	A Cultural Resources Assessment report was prepared for the Green River Ranch Specific Plan property, which indicated that there are no known significant archaeological resources present. The Subsequent Environmental Impact Report addresses the topics of archaeology and paleontology and presents measures to ensure that any resources discovered during the Project's construction, however unlikely, will be appropriately identified and treated.
HR-4: Recognize, identify, and protect natural resources for their historic and cultural value, and include these features in the historic resource management program.	These goals do not apply. A Cultural Resources Assessment report was prepared for the Green River Ranch Specific Plan property, which indicated that there are no historically significant resources present. The Specific Plan does not offer opportunity to increase community awareness about heritage, cultural, or historic resources, nor to strengthen historic preservation partnerships.
HR-5: Foster increased community awareness and appreciation for Corona's unique heritage and the many cultural and historical resources found in the City.	
HR-6: Build and strengthen preservation partnerships between the City and property owners, businesses, community organizations, educational institutions, and State and federal agencies.	
Economic Development	

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
ED-1: Promote a strong and diversified economic base by attracting quality businesses and encouraging existing businesses to expand their sales, facilities, and employment.	The Green River Ranch Specific Plan provides for general commercial and business park industrial uses in the SR-91 corridor. The businesses that locate in Green River Ranch will generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project allows for freeway-oriented business and commercial uses to also capture passer-by spending.
ED-2: Promote a growing and skilled labor force.	The Green River Ranch Specific Plan provides employment opportunities to support the commercial and business park industrial uses. A range of business types are permitted in these land use categories, many of which require a skilled labor force.
ED-4: Ensure fiscal viability for the City by pursuing a diversified local business base that provides growing sales and property tax revenues to pay for municipal operations.	The Green River Ranch Specific Plan provides for general commercial and business park industrial uses. The non-residential uses will occur near SR-91 and generate employment opportunities and property tax and sales revenue to the City of Corona. Positioned as the western gateway into the City, the project also allows for freeway-oriented business and commercial uses to capture passer-by spending.
ED-5: Pursue a range of financing opportunities to fund infrastructure and public facilities.	As part of the development of Green River Ranch, public infrastructure will be installed, including roadway improvements to Green River Road and Dominguez Ranch Road. Additionally, the development will be required to pay impact fees towards public infrastructure and facility improvements in the City.
ED-6: Continue investing in the City's economic development.	The Green River Ranch Specific Plan area abuts the City's western limits and represents a cohesive extension of the City's growth and development. The Specific Plan provides the structure for a mix of general commercial, estate residential, and business park industrial uses. The non-residential uses will occur near SR-91 and positively contribute to the City's economic strength and growth. Development in Green River Ranch also will increase recurring sales tax and property tax, and generate recurring earned income for the employees who will work at the businesses located in the Specific Plan area, triggering direct and indirect secondary economic growth.
Circulation	
CE-1: A roadway network of complete streets that provide accessibility for all users of all ages and abilities while maintaining context sensitivity to the land uses identified in the Land Use Element.	As part of the development of Green River Ranch, public roadways will be improved, including roadway improvements to Green River Road and Dominguez Ranch Road. Sidewalks and bicycle lanes are provided along Green River Road according to City standards for the roadway classification. A sidewalk system also will be provided along private Street "A" internal to the Specific Plan area.
CE-2: A network of regional roadway facilities to ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries and that reduce regional cut-through traffic in the City.	As part of the development of Green River Ranch, improvements will be made to the Green River Road right-of-way. This roadway is an important part of the regional roadway network, connecting with SR-91.

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
CE-3: Maximize the efficiency of the circulation system through the use of transportation system management strategies. Reduce total vehicular miles traveled in Corona through the development and improvement of alternative transportation modes, the reduction in the number of trips generated, and the reduction in trip distances.	The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park non-residential uses in this area will reduce trip distances by providing a short trip length to and from the site and the State Highway System.
CE-4: A public transportation system that provides mobility for residents and encourages use of public transportation as an alternative to automobile travel.	The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park non-residential uses in this area will encourage carpooling and public transportation use in and around the freeway corridor. No public transportation improvements are targeted for inside the Specific Plan boundary. All roads interior to Green River Ranch will be private roads.
CE-5: Develop and maintain convenient bikeway and pedestrian systems to satisfy both recreational desires and transportation needs using a complete streets approach to accommodate users of all modes, abilities, and needs.	As part of the development of Green River Ranch, public roadways will be improved, including roadway improvements to Green River Road, and Dominguez Ranch Road. Sidewalks and bicycle lanes are provided along Green River Road according to City standards for the roadway classification. A sidewalk system also will be provided along private Street "A" internal to the Specific Plan area.
CE-6: Facilitate goods movement to support local commerce, while protecting residents and visitors from the negative effects of noise, vibration, and air pollution typically associated with truck operations and rail service.	The business park industrial uses in Green River Ranch are anticipated to directly support goods movement and local commerce. The development standards and design guidelines included in the Specific Plan are aimed at context-sensitive development. In addition, a variety of technical studies prepared as part of the Green River Ranch Subsequent Environmental Impact Report will address and mitigate for any significant negative effects associated with business operations, including truck operations that service the buildings.
CE-7: Provide an adequate supply of convenient parking for all developments in the City in a manner that is consistent with the goals of managing transportation demand.	Parking in the Specific Plan area is required to meet the requirements of Corona Municipal Code Section 17.76. See Specific Plan Table 3, Development Standards.
Infrastructure and Utilities	
IU-1: Secure water supply, water treatment, distribution, pumping, and storage systems that meet the current and projected future daily and peak water demands of Corona in an equitable, efficient, and sustainable manner.	The Water Supply Assessment prepared for the Green River Ranch Specific Plan demonstrates that an adequate supply of water is available for the project in addition to the City's other water supply commitments.

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
IU-2: Minimize water consumption and urban runoff generation through site design, the use of water conservation systems, and other techniques.	The landscape plant palette presented in Specific Plan Section 4.3.6 focus on the use of low and medium water use plant material. Also, development will be required to comply with the California Green Building Standards Code, which requires the use of water conserving features in building design.
IU-3: A secure sewer collection and treatment system that meets current and projected future daily and peak load demands in Corona and protects public health and the environment in an efficient, equitable, and sustainable manner.	A Sewer Study was prepared for the Green River Ranch Specific Plan that demonstrates a secure sewer collection and treatment system that meets current and projected future daily and peak load demands in Corona and protects public health and the environment.
IU-4: Adequate planning, construction, maintenance, and funding for storm drainage and storage control facilities to support permitted land uses and protect the health and safety of the public and environment.	The Water Supply Assessment and Hydrology Report prepared for the Green River Ranch Specific Plan demonstrates through onsite drainage facilities, catch basins, and best management practices the Green River Ranch Specific Plan area will be compliant with Goals IU-4 and IU-5.
IU-5: Ensure that urban runoff from existing and new development does not degrade the quality of the City's surface waters, groundwater system, and other sensitive environmental areas.	
IU-6: Maintain solid waste collection, recycling, and disposal services, programs, and regulations in accordance with California mandates.	Development in the Green River Ranch Specific Plan is required to comply with all City and State mandated waste collection and recycling requirements.
IU-7: Reliable and safe natural gas, electrical, and renewable energy supplies and facilities to support existing and future uses within Corona.	The Specific Plan area will be served with adequate infrastructure, and is located adjacent to Green River Road where infrastructure systems are in place. For further analysis, energy consumption is evaluated as part of the project's Subsequent Environmental Impact Report.
IU-8: Allow for the provision of an adequate, safe, and orderly supply of telecommunication infrastructure to support existing and future land uses within the City.	The Green River Ranch Specific Plan will be supplied with adequate infrastructure and will not obstruct the provision of adequate, safe, and orderly telecommunication infrastructure.
Public Safety	
PS-1: Adequate protection of the health, safety, and welfare of the public, property and economic investments, and community social and service functions from seismic and geologic events.	Seismic ground shaking could affect the Green River Ranch site in a similar manner as all properties in the area. Design of all structures is required to comply with the California Building Standards code and City of Corona ordinances which will mitigate seismic hazards to an acceptable level. Structures will be designed to withstand earthshaking from the maximum credible earthquake that can be expected, as well

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
	as impacts from secondary seismic hazards in accordance with recommendations in the Subsequent Environmental Impact Report.
PS-2: Adequate protection of the health, safety, and welfare of the public, property and economic losses, and community social and service functions from flooding and dam inundation events.	The Green River Ranch project will not compromise public health, safety, or welfare due to flooding. No dams are located or are proposed within the project site. Also, a storm water infrastructure system will be installed as called for by the Specific Plan to handle water collection and discharge into the City's storm water drainage system.
PS-3: Ensure that the health, safety, and general welfare of residents and visitors of the City of Corona, including the overall health of the natural environment, is provided through good land use planning and strict adherence and enforcement of the City of Corona Hazardous Material Area Plan, Local Hazard Mitigation Plan, California Fire Code, Certified Unified Program Agency, and other pertinent sources and documents.	The Green River Ranch Specific Plan ensures the health, safety, and general welfare of residents and visitors is valued by using good land use planning and strict adherence and enforcement of all health and safety requirements. Additionally, the Specific Plan includes guidelines for wildfire protection in Specific Plan Section 4.3.5. Refer to the Subsequent Environmental Impact Report for more information.
PS-5: Ensure that there is an adequate service level of law enforcement services provided for all residents, visitors, and businesses throughout the City of Corona.	The Green River Ranch Specific Plan will not interfere with the City's ability to provide an adequate level of law enforcement services. Impact fees and recurring tax revenue generated by development in Green River Ranch will support law enforcement services.
PS-6: Ensure that police services are provided in a manner that reflects and is sensitive to the characteristics and needs of resident population, visitors, and business community.	
PS-7: Encourage the use of land use and development configuration and site design standards within residential and other developments to minimize crime and improve the safety for residents, visitors, and employees.	The Green River Ranch Specific Plan's non-residential development is positioned along Green River Road, which is a safe and convenient location for such uses. The 32 estate residential lots will be accessed by private roads, which the Specific Plan states may be gated for security.
PS-8: Ensure that there is an adequate service level of fire protection and suppression services provided for all residents, visitors, and businesses throughout the City of Corona to meet community expectations and budgetary resources for safety.	The Green River Ranch Specific Plan area will be served by the City's Fire Department and development within its boundaries is required to comply with the Department's Uniform Fire Code. Fire services will be provided by the Fire Station #5 located at 1200 West Canyon Crest Drive, just less than one mile east of the project along Green River Road. Emergency response time to all parts of the Specific Plan area will be five minutes or less (i.e., two miles or less), which meets or exceeds the City's criteria for residential, industrial, and commercial development response times. The site is located in a high fire hazard
PS-9: Through fire prevention and educational efforts, promote	

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
participation, voluntary compliance and community awareness of fire safety issues in order to reduce the incidence and severity of fire and related emergencies and loss.	area, which requires conformance with the City of Corona Fire Department's Fuel Modification Program. The Specific Plan incorporates landscaping standards and guidelines in compliance with that program for areas that are susceptible to wild land fire hazards. The Specific Plan proposes a minimum 150' fuel modification zone at the edge of the graded slope areas where they interface with the wild land hillside, as shown on Exhibit 14, Conceptual Landscape Plan. A more detailed Fuel Modification Plan will be submitted to the City for review and approval as part of Precise Plan approvals. Further, potential fire impacts and appropriate mitigation measures will be evaluated as part of the Environmental Impact Report prepared for the project.
PS-10: Reduce fire risk to life and property through effective land use planning and compliance with federal, state, local laws, ordinances, and standards.	
Noise	
N-1: Protect residents, visitors, and noise-sensitive land uses from the adverse human health and environmental impacts created by excessive noise levels from transportation sources by requiring proactive mitigation.	Potential noise impacts and appropriate mitigation measures will be evaluated as part of the Subsequent Environmental Impact Report prepared for the project.
N-2: Prevent and mitigate the adverse impacts of excessive ambient noise exposure, including vibration on residents, employees, visitors, and "noise sensitive" land uses.	
N-3: Discourage the spillover or encroachment of unacceptable noise levels from mixed use, commercial, and industrial land uses on to noise sensitive land uses.	
N-4: Minimize noise impacts created by railroad transit and airport operations and flight patterns on residential areas and other "noise sensitive" land use areas.	
Healthy Community	
HC-2: Protection of residents, business, and visitors from exposure to pollution and improvement of air quality for the community.	Potential air quality impacts and appropriate mitigation measures will be evaluated as part of the Subsequent Environmental Impact Report prepared for the project.
HC-4: Ample opportunities for housing that is safe, sanitary, and healthful for residents of all ages, abilities, and incomes.	The Green River Ranch Specific Plan proposes to fill the demand for high-end custom home sites with 25,000 sq. ft. minimum lot sizes within the western portion of the City. According to market analysis, the demand for custom home sites is not being met within Corona. The

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
	intent is to widen the range of housing opportunities available in the City and provide alternatives to conventional production housing in a location convenient to community services.
Environmental Resources	
ER-1: Enhancement, protection, and management of the quality and quantity of hydrologic resources in Corona to ensure its long-term quality and sustainability.	A Hydrology Report and Water Quality Management Plan (WQMP) that supplements the Green River Ranch Specific Plan have been prepared. A storm water infrastructure system will be installed as called for by the Specific Plan to handle storm water collection and discharge into the City's storm water drainage system. A large portion of the estate residential area would remain undeveloped, allowing water to continue percolating into the natural drainage system. There is no development proposed in Planning Area 7.
ER-2: Sustainable use of finite water resources for the long-term use of residents, the business community, and visitors of Corona.	The Water Supply Assessment prepared for the Green River Ranch Specific Plan demonstrates that an adequate supply of water is available for the project in addition to the City's other water supply commitments.
ER-3: Long-term groundwater sustainability of the local water supply for domestic, commercial, industrial, agricultural, environmental protection, and other purposes.	There is a large portion of the Green River Ranch Specific Plan project site will be maintained as permeable surfaces to allow for groundwater infiltration. For further analysis, refer to the prepared Green River Ranch Hydrology Report and Subsequent Environmental Impact Report.
ER-4: Proper management of floodplain and riparian areas for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and public health and safety.	A portion of the estate residential area would remain undeveloped, allowing water to percolate into the natural drainage system and groundwater table and for riparian areas to continue serving as habitat for wildlife.
ER-5: Preservation and protection of natural and manmade wetlands from development impacts for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and scenic value.	The Green River Ranch Specific Plan advocates for sensitive placement of residential developmental building pads for the protection and preservation of natural and man-made wetlands from development impacts for their importance of wildlife habitat, unique and sensitive plant life, water recharge and scenic value. For additional analysis on biological preservation and protection, refer to the Biological Resources section of the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan.
ER-6: Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.	The Green River Ranch Specific Plan provides for a mix of general commercial, estate residential, and business park industrial uses. The non-residential uses will occur near SR-91 in the most non-sensitive portions of the property for biological resources. The Green River Ranch Specific Plan advocates for sensitive placement of residential developmental building pads in the southern portion of the property for the protection and preservation of sensitive biological resources. For additional analysis on biological resources, refer to the Biological Resources section of the Subsequent Environmental Impact Report prepared for the Green River Ranch Specific Plan.
ER-7: Adequate protection of biological resources and increased public awareness of their value to the community.	

Table 4.11-3: GRRSPA (Modified Project) Conformance with City General Plan Goals

Goal	Project Conformance
ER-8: Protection of forest and vegetation resources in the City of Corona.	
ER-9: Protection of regional washes and waterways and their use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.	
ER-12: Improvement in air quality within the Corona Planning Area by controlling point sources, reducing vehicle trips, implementing efficient land use planning and construction practices, and energy conservation.	The Green River Ranch Specific Plan is located in the SR-91 corridor area. The development of commercial and industrial business park non-residential uses in this area will reduce trip distances, and associated vehicular air emissions, by providing a short trip length to and from the site and the State Highway System. Development in the Specific Plan area will be required to comply with the California Green Building Standards Code, which requires energy conservation in construction practices.
ER-13: Reduce greenhouse gas (GHG) emissions from City operations and community-wide sources 15% below 2008 levels by 2020, 49% below 2008 levels by 2030, and 66% below 2008 levels by 2040.	The Green River Ranch Specific Plan will not obstruct the City's ability to reduce GHG operations from City operations. Refer to the Greenhouse Gas Emissions Report prepared for the Green River Ranch Specific Plan Subsequent Environmental Impact Analysis for an analysis of project-specific GHG emissions and an explanation of consistency with GHG reduction goals.

As presented in the discussions contained in Table 4.11-2, the Modified Project would be consistent with applicable Connect SoCal goals regarding sustainable communities, efficient transportation systems, and GHG reduction measures. As presented in the discussions contained in and 4.11-3, the Modified Project would conform with applicable City General Plan Goals regarding: Type, Distribution and Form of Land Uses; Growth and Development; Community Quality and Sense of Place; General Residential; Existing Residential Neighborhoods; New Residential Neighborhoods; Commercial and Office Districts; Industrial Districts; Mixed Use Districts; Housing Production; Neighborhood Quality; Fair Housing; Community Design Context; City Entries and Monumentation; Community Signage and Wayfinding; Visual Resources; Paleontological Resources; Economic Base; Labor Force; Fiscal Viability; Financing Opportunities; Economic Development Program; Local Thoroughfares and Routes; Intercity and Regional Transportation; Transportation Management; Public Transportation; Bicycle and Pedestrian Facilities; Goods Movement; Parking; Water System; Sewer/Reclaimed Water; Storm Drainage; Solid Waste Management; Energy; Telecommunications; Seismic and Geologic Hazards; Flooding and Inundation; Hazardous Materials; Police Services; Fire Hazards; Transportation Noise; Reduction in Pollution Exposure; Safe and Sanitary Housing; Water Resources; Biological Resources; and

Air Resources. The Modified Project's consistency with applicable goals in SCAG's Connect SoCal and conformance with applicable goals in the City General Plan results in a less than significant impact regarding a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.11.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

As discussed under Impact LU-1, the Modified Project would not physically divide an established community. Similarly, the Modified Project was found to be consistent with applicable Connect SoCal and General Plan land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Lastly, as detailed in Section 4.3 of this SEIR, the Modified Project was found to be consistent with the WR-MSHCP. The Modified Project's impacts associated with these three topics were determined to be less than significant. All three of these topics are inherently cumulative in nature, and therefore the Modified Project's cumulative impacts are less than significant. The Modified Project's impacts associated with land use and planning are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged.

4.11.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures were included in the 2001 EIR.

4.11.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.12 MINERAL RESOURCES

4.12.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing mineral resources within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to mineral resources from implementation of the Modified Project in comparison to the Approved Project. No Scoping Meeting comments or NOP comment letters were received pertaining to this topic.

4.12.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in no impact related to mineral resources as follows.

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?

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?

The General Plan at that time did not designate the GRRSP Planning Area as a location where mineral resources should be preserved. At the time the 2001 EIR prepared, a vast majority of the GRRSP Planning Area was located in unincorporated Riverside County, outside of the City's limits but within the Sphere of Influence (SOI). The General Plan at that time designated the portion of the GRRSP Planning Area within the SOI as Light Industry and Agriculture/Rural Residential, thereby indicating the City's commitment to allow future development of the Planning area. Consequently, the 2001 EIR concluded development of the GRRSP would not result in a significant impact to mineral resources and no mitigation was required.

4.12.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area geology includes sedimentary rock overlayed with alluvium deposits. The deposits include older alluvium related to ancient channels of the Santa Ana River and younger alluvium from the Santa Ana River and tributary drainages from the Santa Ana Mountains. Construction related mineral deposits consisting of clays, sand, gravel and rock are found in the Santa Ana Mountains, plus trace amounts of silver, lead, zinc, coal, and gypsum.

4.12.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.12.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations related to mineral resources that apply to the Modified Project.

STATE REGULATIONS

There are no State regulations related to mineral resources that apply to the Modified Project.

REGIONAL REGULATIONS

There are no regional regulations related to mineral resources that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona Municipal Code

The Corona Municipal Code, Title 19, *Surface Mining and Regulations*, is intended to regulate surface mining operations and reclamation plans in accordance with SMARA. The ordinance was intended to ensure that: (1) subsequent beneficial uses of mined and reclaimed land are promoted and the land is returned to a usable condition; (2) groundwater supply, recreation, watershed, wildlife, range and forage, and aesthetic enjoyment are given appropriate consideration in the planning process; and 3) the production and conservation of mineral resources are encouraged. The ordinance addresses: surface mining permits and reclamation plans, minimum site performance standards, annual inspections and financial security, and enforcement. The municipal code requires a Mineral Resource Overlay on all lands identified for mineral resource protection in Corona and its sphere of influence. As required by state law, the City adopted required local regulations pursuant Ordinance No. 2386, which was certified by the State Mining and Geology Board in 1999.

4.12.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold MIN-1 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?

Threshold MIN-2 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?

METHODOLOGY

Potential impacts to mineral resources associated with the Modified Project were evaluated by examining the location of known, mapped, existing mineral resources and evaluating the Modified Project's effect on such resources.

4.12.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
MIN-1 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?	☐	☐	☐	☒
MIN -2 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?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact MIN-1:	**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?**
Impact MIN-2:	**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?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The City's General Plan Figure ER-8 maps locations of industrial minerals within the City's SOI, showing the southern portion of the GRRSP Planning Area partially covered by an MRZ-3a area, indicative of areas containing known mineral occurrences of undetermined mineral resource significance. General Plan Figure ER-9 maps the location of aggregate resources within the City's SOI, showing none of the GRRSP Planning Area is mapped as an aggregate zone. General Plan Figure ER-10 maps the location of areas of regional mineral significance within the City's SOI, showing none of the GRRSP Planning Area is mapped as an area of regional mineral significance. The southern portion of the GRRSP Planning Area that is mapped as MRZ-3b is part proposed PA 6, planned for Open Space General and dedication to the RCA for inclusion in the habitat reserve assembly in accordance with the WR-MSHCP. For these reasons, the Modified Project would not result in the loss of or availability of a locally or regionally significant mineral resource resulting in a less than significant impact requiring no mitigation. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.12.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

As discussed under Impact MIN-1 and MIN-2, the Modified Project would not result in the loss of or availability of a locally or regionally significant mineral resource. Consistency with the City's General Plan goals regarding mineral resource protection and adherence to the Municipal Code's obligatory requirements regarding mineral resource protection, all development projects within the City will ensure mineral resources are adequately protected. Therefore, the Modified Project's effect on mineral resources are cumulatively less than significant. The Modified Project's cumulative impacts associated with mineral resources are

consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged.

4.12.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures were included in the 2001 EIR.

4.12.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

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4.13 NOISE

4.13.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing noise conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential noise impacts from implementation of the Modified Project in comparison to the Approved Project. The Public Scoping Meeting comments from Bruce Fields, Jeanmarie Martinez, and Craig Reiter were received pertaining to this topic. The NOP comment letters from California Department of Fish and Wildlife, Don Osborne were received pertaining to this topic.

This section of the Draft SEIR is based in part on the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Noise and Vibration Analysis* (Noise Study), June 4, 2024, Urban Crossroads (Appendix L).

4.13.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in no impact related to mineral resources as follows.

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

Construction Traffic Noise

The 2001 EIR analyzed traffic noise impacts associated with construction of the GRRSP. During construction of each phase of development, transport of construction equipment/materials to the construction site and worker commutes would incrementally increase noise levels on access roads leading to the site. Although there would be relatively high single event noise exposures (up to 87 dBA L_{max} at 50 feet from passing trucks), when averaged over a longer period of time such as one hour or eight hours, the effect in long-term ambient noise levels would be less than 3.0 dBA which is the audible change that humans perceive. The 2001 EIR concluded short-term construction noise impacts associated with worker commute and equipment transport would not result in significant adverse impacts on noise-sensitive receptors along the access routes leading to the Approved Project, and no mitigation was identified.

On-Site Construction Noise

The 2001 EIR analyzed on-site noise impacts associated with construction of the GRRSP. During construction of the Mixed Use (MU) area in PA 1 and Estate Residential (ER) area in

PA 6 of the Approved Project, noise levels from grading and other construction activities were determined to reach up to 79 dBA at the closest residential homes within 200 feet of the PA 1 and 6 boundaries located east of the Approved Project site for very limited time periods during construction. The short-term noise levels at these homes would exceed the exterior noise standard for residential uses and was concluded to be a significant impact requiring mitigation. The 2001 EIR introduced Mitigation Measures **MMs 4.4.1A** thru **MM 4.4.1C** to reduce the level of noise and associated impact. Even with implementation of these mitigation measure, the 2001 EIR determined the impact would remain significant and unavoidable to the residences within 200 feet of eastern southern property line during grading.

Operational Traffic Noise

The 2001 EIR analyzed traffic noise impacts associated with operations of the GRRSP, concluding such noise impacts on nearby sensitive uses would be less than significant. However, the 2001 EIR determined the Approved Project's ER dwelling units would be exposed to noise levels exceeding standards. Mitigation Measures **MMs 4.4.2A** and **4.4.2B** was introduced to mitigate these impacts to less than significant. The environment's impacts on a proposed project are "reverse CEQA" and therefore not an impact from a proposed project on the environment. For this reason, it can be concluded operational traffic noise impacts from the approved Project would be less than significant with no mitigation required.

On-Site Operational Noise

The 2001 EIR analyzed on-site noise impacts associated with operations of the GRRSP. Operational on-site noise impacts would be generated by stationary sources at the planned MU and GC commercial, retail, and industrial uses in PAs 1, 2, 3, 4, 5, and 7 of the Approved Project. The planned on-site commercial and industrial uses would generate noise from loading/unloading activities and other activities at the parking lot. These activities are point sources of noise that could affect noise sensitive receptors adjacent to the commercial and industrial uses within the Approved Project. The 2001 EIR concluded no significant operational noise impacts would occur from on-site stationary sources.

b) Generation of excessive groundborne vibration or groundborne noise levels?

The 2001 EIR did not analyze potential impacts associated with the Approved Project's groundborne vibration or groundborne noise impacts.

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

The 2001 EIR analyzed potential affects on air traffic movements, and concluded no impact would occur because no air corridors exist on, or in the vicinity of the Approved Project site.

4.13.3 ENVIRONMENTAL SETTING

Ambient noise in the GRRSP Planning Area is dominated by traffic noise from SR-91 and Green River Road. To describe the existing noise environment, noise levels were measured at nearby sensitive receiver locations surrounding the Modified Project site. Table 4.13-1 identifies the hourly daytime (7:00 a.m. to 10:00 p.m.), nighttime (10:00 p.m. to 7:00 a.m.), and Community Noise Equivalent Level (CNEL) noise levels at each noise level measurement location.

Table 4.13-1: 24-Hour Ambient Noise Level Measurements

Location	Description	Energy Average Noise Level (dBA Leq)[1]		CNEL
		Daytime	Nighttime	
L1	Located north of the Project site on Prado Road near existing single-family residential home at 4567 Pennyroyal Drive.	68.6	69.2	75.8
L2	Located east of the Project site on Dominguez Ranch Road near existing single-family residential home at 1230 Dominguez Ranch Road.	63.1	61.1	68.2
L3	Located west of the Project site on San Viscaya Circle near existing single-family residential home at 4311 San Viscaya Circle.	52.1	47.5	55.2
L4	Located west of the Project site on Green River Road by James Dawson indoor lodging at 19800 Lords Canyon.	68.3	64.5	71.9
L5	Located northwest of the Project stie on Crestridge Drive near existing single-family residential home at 4717 Green River Road.	64.7	61.1	69.0

[1] Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix W.
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

4.13.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.13.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations related to noise that apply to the Modified Project.

STATE REGULATIONS

California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards, and provides guidance for local land use compatibility. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared per guidelines adopted by the Governor's Office of Planning and Research (OPR). The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. In addition, CEQA requires that all known environmental effects of a project be analyzed, including environmental noise impacts.

REGIONAL REGULATIONS

There are no regional regulations related to noise that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona General Plan Noise Element

The City of Corona has adopted a General Plan Noise Element to control and abate environmental noise, and to protect the citizens of the City of Corona from excessive exposure to noise. The Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. In addition, the Noise Element identifies several polices to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. To protect City of Corona residents from excessive noise, the Noise Element contains the following four goals:

- Goal N-1: Protect residents, visitors, and noise-sensitive land uses from the adverse human health and environmental impacts created by excessive noise levels from transportation sources by requiring proactive mitigation.
- Goal N-2: Prevent and mitigate the adverse impacts of excessive ambient noise exposure on residents, employees, visitors, and noise-sensitive land uses.
- Goal N-3: Discourage the spillover or encroachment of unacceptable noise levels from mixed use, commercial, and industrial land uses on to noise sensitive land uses.
- Goal N-4: Minimize noise impacts created by railroad transit and airport operations and flight patterns on residential areas and other "noise sensitive" land use areas.

The noise criteria identified in the Noise Element, *Table N-1: Noise Levels and Land Use Compatibility Guidelines*, are guidelines to evaluate the land use compatibility of transportation related noise. The compatibility criteria shown on General Plan Noise Element provides the City with a planning tool to gauge the compatibility of land uses relative to

existing and future exterior noise levels. The Noise Levels and Land Use Compatibility Guidelines describes categories of compatibility and not specific noise standards.

Noise Levels and Land Use Compatibility

The proposed GRRSPA contains BPI and GC land uses that are considered clearly compatible with unmitigated exterior noise levels of less than 70 dBA CNEL, normally compatible with unmitigated exterior noise levels above 80 dBA CNEL. Although specific development plans are proposed for the BPI Development but not proposed for the other GC and ER of the GRRSP, the noise sensitive ER land uses are considered clearly compatible with unmitigated exterior noise levels of less than 60 dBA CNEL, normally compatible with unmitigated exterior noise levels above 70 dBA CNEL and clearly incompatible with unmitigated exterior noise levels above 70 dBA CNEL. For normally compatible land use, *new construction should be undertaken only after detailed analysis of the noise reduction requirements and needed noise insulation features are determined. Conventional construction, with windows closed and fresh air supply or air conditioning, will normally suffice*. For normally incompatible land use, *new construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design*. For clearly incompatible land use, *new construction or development should generally not be undertaken*.

Land Use Noise Standards

The General Plan Noise Element specifies the maximum noise levels allowable for new developments impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. For noise-sensitive residential land uses, Noise Element *Table N-2: Interior and Exterior Noise Standards* indicates that the exterior noise levels shall not exceed 65 dBA CNEL and interior noise levels of 45 dBA CNEL. The 65 dBA CNEL exterior noise standards typically apply to outdoor areas where people congregate. The City does not identify any exterior noise standards for the proposed BPI Development or planned GC uses.

Operational Noise Standards

To analyze noise impacts originating from the GRRSPA, operational source noise such as loading dock activity, truck movements, roof-top air conditioning units, gas station activity, drive-thru activity, and trash enclosure activity, car wash tunnels and car wash vacuums are typically evaluated against standards established under a City's Municipal Code. Municipal Code, Section 17.84.040 Noise, provides noise control guidelines for determining and mitigating non-transportation or stationary-source noise impacts from operations at private properties. The Municipal Code defines *Stationary Noise Source Standards* in Section 17.84.040[C][2], Table 1, for different land uses. For noise-sensitive residential properties, the Municipal Code identifies operational noise level limits for the daytime (7:00 a.m. to 10:00 p.m.) hours of 55 dBA L_{50} and 50 dBA L_{50} during the nighttime (10:00 p.m. to 7:00 a.m.)

hours. These standards shall apply for a cumulative period of 30 minutes in any hour, as well as plus 5 dBA cannot be exceeded for a cumulative period of more than 15 minutes in any hour, or the standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour, or the standard plus 15 dBA for a cumulative period of more than 1 minute in any hour, or the standard plus 20 dBA for any period of time.

4.13.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold N-1 Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Threshold N-2 Generation of excessive groundborne vibration or groundborne noise levels?

Threshold N-3 For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

METHODOLOGY

Potential noise impacts associated with the Modified Project were evaluated using the significance criteria summarized in Tables 4.13-2 and 4.13.3 as follows.

Table 4.13-2: Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significant Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise Sensitive[1]	if ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		if ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		if ambient is > 65 dBA CNEL ≥	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive[2]	if ambient is > 70 dBA CNEL ≥	≥ 3 dBA CNEL Project increase	
On-Site Traffic	Residential[3]	Exterior Noise Level	65 dBA CNEL	
		Interior Noise Level	45 dBA CNEL	
Operational	Noise-Sensitive	Exterior Noise Level Standards[4]	See Table 4.13-3	
		if ambient is < 60 dBA Leq[1]	≥ 5 dBA Leq Project increase	

Table 4.13-2: Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significant Criteria	
			Daytime	Nighttime
		if ambient is 60-65 dBA Leq[1]	≥ 3 dBA Leq Project increase	
		if ambient is > 65 dBA Leq[1]	≥ 1.5 dBA Leq Project increase	
	Non-Noise-Sensitive[2]	If ambient is > 70 dBA CNEL	≥ 3 dBA Leq Project increase	
Construction	Noise-Sensitive	Prohibited between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and federal holidays.[5]		
		Noise Level Threshold[6]	80 dBA Leq	70 dBA Leq
		Vibration Level Threshold[7]	0.05 in/sec RMS	

[1] FICON, 1992.
[2] City of Corona General Plan Noise Element (Table N-1)
[3] City of Corona General Plan Noise Element Table N-2 Interior and Exterior Noise Standards.
[4] City of Corona Municipal Code, Section 17.84.040 Noise[C][2] (Appendix 3.1).
[5] City of Corona Municipal Code, Section 17.84.040[D][2] Noise (Appendix 3.1).
[6] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.
[7] City of Corona Municipal Code, Section 17.84.050 Vibration (Appendix 3.1).
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "RMS" = root-mean-square

Table 4.13-3: Operational Noise Standards

Jurisdiction	Land Use	Time Period	Exterior Noise Level Standards (dBA Leq)$_2$				
			L_{50} (30 mins)	L_{25} (15 mins)	L_8 (5 mins)	L_2 (1 min)	L_{max} (anytime)
City of Corona[1]	Residential	Daytime	55	60	65	70	75
		Nighttime	50	55	60	65	70
	Commercial	Daytime	65	70	75	80	85
		Nighttime	60	65	70	75	80
	Industrial	Daytime	75	80	85	90	95
		Nighttime	70	75	80	85	90

[1] City of Corona Municipal Code, Section 17.84.040 Noise (Appendix 3.1).
[2] The percent noise level is the level exceeded "n" percent of the time during the measurement period. L50 is the noise level exceeded 50% of the time.
"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

4.13.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts		Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:					
N-1	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
N-2	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
N-3	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact N-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Construction Noise

Noise generated by during construction of each phase of the Modified Project will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages of construction: demolition; site preparation; grading; building construction; paving; and architectural coating. As shown in Table 4.13-2, Municipal Code Section 17.84.040[D][2] states that construction noise is prohibited between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and federal holidays to prevent high levels of construction noise from impacting noise-sensitive land uses.

The Noise Study evaluated potential construction noise impacts by adding construction noise estimated for each stage of construction to existing noise levels measured at receiver locations in the northern and eastern edges of the GRRSP boundary. Using typical construction equipment noise levels and the CadnaA noise prediction model, construction noise levels were calculated and associated impacts were identified assuming multiple pieces of equipment were in operations simultaneously at the nearest sensitive receiver locations. To assess the upper end of potential noise levels and therefore avoid under estimating potential impacts, the construction noise analysis used the highest noise level impacts when the equipment with the highest reference noise level was operating at the closest point from the edge of construction to each receiver location. Based on these conservative assumptions, the construction noise levels were determined to range from 46.6 to 69.9 dBA L_{eq}, and the highest construction levels were determined to range from 56.7 to 69.9 dBA L_{eq} at the nearest receiver location R1 located north of proposed PA 4, north of SR-91 and Prado Road, near existing single-family residences on Pennyroyal Drive. The Noise Study determined a construction-related daytime noise level threshold of 80 dBA L_{eq} is a reasonable threshold to assess the daytime construction noise level impacts. Based on the highest construction noise level of 69.9 dBA L_{eq} calculated at receiver location R1, daytime construction noise would satisfy the daytime 80 dBA L_{eq} significance threshold during construction of all phases of the GRRSP (Modified Project). Therefore, construction noise impacts are considered less than significant at all receiver locations and no mitigation is required.

Although a noise variance from the City of Corona is required, nighttime concrete pouring activities may occur as a part of construction activities to reduce concrete mixer truck delivery times during off peak traffic periods and to take advantage of naturally occurring lower nighttime air temperatures. These activities are typically limited to the actual building area. Since the nighttime concrete pours may take place outside the permitted hours of construction, the Project Applicant or Contractor would be required to obtain prior authorization for nighttime work from the City and receipt of a Noise Variance application pursuant to

Municipal Code Section 17.84.040(H). The noise variance would need to be approved prior to the issuance of a grading or building permit associated with the nighttime work.

The Noise Study estimated noise levels during concrete pour activities (paving) and determined noise levels would range from 43.4 to 62.5 dBA L_{eq} at the nearest sensitive receiver locations. Based on a nighttime noise level significance threshold of 70 dBA L_{eq}, the Noise Study concluded noise levels during nighttime concrete pour activities would satisfy the nighttime construction noise level significance threshold. Therefore, the unmitigated nighttime concrete pour noise level impacts are considered less than significant and no mitigation is required.

For these reasons, the Modified Project would not result in a construction noise impact during construction of all phases of the GRRSP's development and no mitigation is required. Therefore, no new or substantially greater construction noise impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Operational Traffic Noise

Off-site transportation noise level impacts were determined based estimating roadway noise levels using traffic volumes from the GRRSPA Traffic Study for each phase of the proposed GRRSPA and for existing, opening year, and future horizon year scenarios. Noise contours were developed measured in CNEL from the center of the roadway for the 70, 65, and 60 dBA CNEL noise levels. A summary of the noise levels for each scenario with buildout of the GRRSP follows.

Existing Plus Project Buildout Traffic Noise Level Impacts: An analysis of existing traffic noise levels plus traffic noise generated by the entire GRRSP was provided to fully analyze project level impacts attributable to the Modified Project. Although there are no development plans included as part of the Modified Project for the GC (PA 4) and ER (PA 5), the buildout condition was provided for informational purposes and is not expected to occur.

Existing with Project Buildout traffic noise levels were estimated to range from 66.2 to 73.2 dBA CNEL. The noise level increase attributable to the Modified Project was determined to range from 0.2 to 0.8 dBA CNEL. Based on the significance criteria for off-site traffic noise presented in Table 4.13-2, land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to project-related traffic. For these reasons, the Modified Project would not result in an operational traffic noise impact in the existing condition with all phases of the GRRSP's development and no mitigation is required.

Opening Year Cumulative Plus Project Buildout Traffic Noise Level Impacts: Opening Year Cumulative with Project Buildout traffic noise levels were estimated to range from 66.4 to 72.0 dBA CNEL. The noise level increase attributable to the Modified Project was determined to

range from 0.2 to 1.7 dBA CNEL. Based on the significance criteria for off-site traffic noise presented in Table 4.13-2, land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to project-related traffic. For these reasons, the Modified Project would not result in an operational traffic noise impact in the opening year cumulative scenario with all phases of the GRRSP's development and no mitigation is required.

Future Horizon Year Plus Project Buildout Traffic Noise Level Impacts: Future Horizon Year with Project Buildout traffic noise levels were estimated to range from 66.4 to 72.4 dBA CNEL. The noise level increase attributable to the Modified Project was determined to range from 0.2 to 1.6 dBA CNEL. Based on the significance criteria for off-site traffic noise presented in Table 4.13-2, land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to project-related traffic. For these reasons, the Modified Project would not result in an operational traffic noise impact in the future horizon year scenario with all phases of the GRRSP's development and no mitigation is required.

Therefore, no new or substantially greater operational traffic noise impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

On-Site Operational Noise

The Noise Study evaluated potential stationary-source operational noise impacts at the nearest receiver locations resulting from the operation of the proposed GRRSPA. Because there are no development details for the proposed GC uses in PA 4, the underlying uses permitted or conditionally permitted in the proposed GRRSPA for the GC land use designation by were used to estimate operational noise levels from this area of the GRRSP.

To estimate operational commercial noise, several commercial noise sources were assumed throughout the GC area in PA 4 to ensure potential noise from the potential GC are addressed. At the time the Noise Study was prepared, future tenants of the Modified Project including the BPI Development were unknown. Therefore, the operational noise analysis defined noise level impacts associated with the expected typical of daytime and nighttime activities associated with the range of land uses that could occur in each of the GRRSP PAs. It was assumed the GC land uses would operate during normal business hours and the BPI Development would operate 24 hours per day, seven days per week. The BPI industrial and warehouse operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, as well as loading and unloading of trucks at designated loading bays. The GC and BPI on-site project-related noise sources could include a wide range of noise sources. Operational noise levels from these types of activities were used to estimate expected noise levels resulting from development and operation of the Modified Project. The reference noise

level measurements represent typical noises from a range of operational activities including: loading dock activity, truck movements, roof-top air conditioning units, gas station activity, parking lot vehicle movements, drive-thru activity, trash enclosure activity, car wash tunnels and car wash vacuums. The projected noise levels assume a worst-case noise condition in which these noise activities were in operation continuously, although these sources of noise will likely vary throughout the day.

Noise level measurements were collected from existing noise activity locations to obtain reference noise levels. The resulting referenced noise levels used in the analysis of operational noise impacts are as follows:

- Loading Dock Activity: Reference noise level measurements were taken in the center of loading docks, and represent multiple concurrent noise sources resulting in a combined noise level of 65.7 dBA L_{eq} at a uniform distance of 50 feet.
- Truck Movements: Truck movements reference noise level measurement were taken over a 15-minute period and represent multiple noise sources producing a reference noise level of 58.0 dBA L_{eq} at 50 feet.
- Roof-Top Air Conditioning Units: The noise level measurements collected represent a single mechanical roof-top air conditioning unit, a Lennox SCA120 series 10-ton model packaged air conditioning unit. At the uniform reference distance of 50 feet, the reference noise level is 57.2 dBA L_{eq}.
- Gas Station Activity: A noise level measurement was collected at a gas station that included six cars fueling at once, car doors closing, engines starting, fuel pump running, TV sounds, and background car pass-by events within a 3-minute period. At 50 feet from the gas station, a reference noise level of 48.2 dBA L_{eq} was measured.
- Parking Lot Vehicle Movements: A 29-hour reference noise level measurement was collected in the center of warehouse distribution center staff parking lot of a. At 50 feet from the center, the parking lot produced a reference noise level of 56.1 dBA L_{eq}.
- Drive-Thru Activity. A noise level measurement was collected at drive-thru with speakerphones and vehicle activity. The noise sources included in the reference noise level measurement consisted of voices of the employees over the speakerphone, customers' voices ordering food, car engines idling, car radios playing music, and cars queuing in the drive-thru lane. At 50 feet from the speakerphone, a reference noise level of 51.5 dBA L_{eq} was measured.
- Trash Enclosure Activity: The measured reference noise level at the uniform 50-foot reference distance is 57.3 dBA L_{eq} for the trash enclosure activity. The reference trash enclosure activity included two metal gates opening and closing, metal scraping against

concrete floors, dumpster movement on metal wheels, trash dropping into the metal dumpster, and background parking lot vehicle movements.

- Car Wash Tunnel: A reference noise level measurement was collected at a car wash to define typical noise from air blowers used in a car wash tunnel. A reference noise level of 74.3 dBA L_{eq} was measured at a uniform distance of 50 feet. The reference noise level measurement includes an exposed five-unit air blower system with background pressure washer noise. The air dryers within were assumed to be operating continuously during the peak operating conditions. The car wash tunnel would be limited to daytime hours only.
- Car Wash Vacuum: A reference noise level measurement was collected at an express car wash, representing up to four vacuums operating simultaneously. At a uniform reference distance of 50 feet, the vacuum reference noise level was 54.6 dBA L_{eq}. The car wash vacuum would be limited to the daytime hours only.

Using the reference noise levels described above, operations of the GC and BPI Development land uses would include noise from loading dock activity, truck movements, roof-top air conditioning units, gas station activity, drive-thru activity, trash enclosure activity, car wash tunnels and car wash vacuums. Based on the reference noise levels and their location within the GRRSP Planning Area, project-related noise level increases would be experienced at each of the sensitive receiver locations. Operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. were estimated to range from 32.3 to 53.6 dBA L_{eq}. Operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. were estimated to range from 30.6 to 49.6 dBA L_{eq}.

Evaluation of project-only operational noise levels for compliance with the City's exterior noise level thresholds was conducted. As concluded in the Noise Study, the operational noise levels associated with full development of the GRRSPA described above would meet the City's 55 dBA L_{eq} daytime and 50 dBA L_{eq} nighttime exterior noise level standards at all the nearest receiver locations. Therefore, the operational noise impacts are considered less than significant and no mitigation is required.

Project operational noise level increases at the nearest receiver locations were compared to ambient conditions to evaluate the change in noise attributable to the Modified Project. The difference between the combined Project and ambient noise levels defines the Project noise level increase to the ambient noise environment. The Modified Project would generate operational noise level increases ranging from 0.0 to 4.2 dBA at the nearest receiver locations. Project-related operational noise level increases will satisfy the operational noise level increase significance criteria presented on Table 4.13-2. Therefore, the incremental increase in noise to the ambient environment attributable to the proposed Modified Project is considered less than significant and no mitigation is required.

As summarized previously, the 2001 EIR determined construction noise impacts from the Approved Project would remain significant and unavoidable to the residences within 200 feet of eastern/southern property line during grading even with implementation of mitigation. As detailed above, construction noise impacts attributable to the Modified Project were determined to be less than significant and no mitigation is required. Therefore, no new or substantially greater construction noise impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact N-2: Generation of excessive groundborne vibration or groundborne noise levels?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Groundborne vibration and noise generated during the operational phase of a typical development project are barely perceptible beyond the boundary of a given project and rarely produce a nuisance to neighboring land uses. For this reason, the Noise Study analyzed potential construction vibration impacts associated with construction of the Modified Project.

Construction can result in varying degrees of ground vibration depending on the construction equipment and vehicles used, construction methods employed, distance to the affected location, and soil type. It is expected that ground-borne vibration from the Modified Project's construction activities would cause only intermittent, localized intrusion. Estimated construction equipment vibration estimated during construction of the Modified Project were calculated for the nearest receiver locations. At distances ranging from 246 feet to 986 feet from typical construction activities at the Modified Project site boundary, construction vibration levels were estimated to range from 0.0000 to 0.003 in/sec RMS at the nearest receiver locations. These vibration levels would not exceed the City's maximum acceptable vibration standard of 0.05 in/sec (RMS). Further, impacts at the site of the closest sensitive receiver are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating proximate to the Project site perimeter and construction would be restricted to daytime hours consistent with City requirements thereby eliminating potential vibration impact during nighttime hours. Vibration impacts associated with construction of the Modified Project are considered to be less than significant and no mitigation is required.

Therefore, no new or substantially greater construction groundborne vibration impact would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact N-3:	**For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The nearest airport to the GRRSP Planning Area is Corona Municipal Airport, located approximately three miles to the northeast. Since the Project is located more than two miles away from the nearest airport, potential impacts associated with exposure of people residing or working within the Modified Project area to excessive aircraft noise levels is considered less than significant and no mitigation is required.

Mitigation Measure

No mitigation measures are required.

4.13.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

The cumulative projects in the vicinity of the Modified Project are all located more than 1,000 feet away from the GRRSP Planning Area, and therefore would not contribute substantially to cumulative noise and vibration impacts at receptors near the proposed GRRSP during short-term construction or long-term operational activities. Noise naturally attenuates at 6 dB every doubling of distance of the reference noise source. Most construction equipment has a reference noise source of 50 feet. Therefore, at 500 feet noise will have naturally attenuated over 20 dB, which also does not account for other natural attenuation such as topography, vegetation, or other structures. As a result, the Modified Project's potential to contribute to any noise or vibration- related cumulative impacts would be considered less than significant.

4.13.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

The 2001 EIR determined the Approved Project would result in a significant impact from construction noise and introduced Mitigation Measures **MMs 4.4.1A** thru **MM 4.4.1C** to reduce the level of noise and associated impact. Even with implementation of these mitigation

measure, the 2001 EIR determined the impact would remain significant and unavoidable to the residences within 200 feet of eastern/southern property line during grading. As detailed above in section 4.13.7, construction noise impacts attributable to the Modified Project were determined to be less than significant and no mitigation is required including the previous mitigation measures identified in the 2001 EIR for the Approved Project.

4.13.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.14 POPULATION AND HOUSING

4.14.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing population and housing conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in population and housing impacts from implementation of the Modified Project in comparison to the Approved Project. No Scoping Meeting comments or NOP comment letters were received pertaining to this topic.

4.14.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in less than significant impacts population and housing as follows.

a) Exceed population projections?

The 2001 EIR noted the 1999 City population was estimated at 117,292 residents and projections from the Southern California Association of Governments (SCAG) estimated the population would reach 154,085 by the year 2020. Based on the City's average household size of 3.07 persons/dwelling unit (DUS), the 32 ER DUs proposed as part of the Approved Project would increase the population by 98 persons (or 0.08 percent). The 2001 EIR determined this increase would not exceed either Corona's or SCAG's projections, resulting in no impact related to local or regional population projections.

b) Induce substantial growth?

The 2001 EIR noted the Approved Project would create new short-term jobs during construction and such construction would utilize construction personnel from the local labor force, thus limiting the demand for housing by these workers. Upon completion, the 2001 EIR noted the commercial development planned as part of the Approved Project would result in an increase in part-time and full-time employment in the area and these workers would most likely be from the local area resulting in continued growth and development in the immediate area. Any required infrastructure improvements would be paid for on a fair-share basis by the new development that benefits from these facilities. The 2001 EIR noted the prior General Plan land use designations underlying the Approved Project at that time consisted of Light Industry and Agriculture/Rural Residential, indicating the City's intent to allow development to occur. Therefore, the 2001 EIR concluded the Approved Project would not be expected to serve as an inducement for new development in the area beyond that predicted in the City's General Plan and growth-related impacts would be less than significant.

c) Displace housing?

The 2001 EIR noted the Approved Project site did not contain any existing housing that constitutes a community or neighborhood. A number of trailers were identified that were being used at that time for housing, and that these would be removed as part of project construction. In addition, the St. James Christian Orthodox Monastery was noted as occupying a portion of the Approved Project site. The 2001 EIR concluded the removal of the trailers and monastery structures would not significantly impact housing or housing options in the City or vicinity.

4.14.3 ENVIRONMENTAL SETTING

Population

The City's 2024 population is estimated to be 156,615 according to State Department of Finance (DOF) estimates released in May 2024.[1] This is less than the population estimate from SCAG as shown below in Table 4.14-1. Table 4.14-1 also presents future population estimates for the City plus 2020 and future population estimates for California.

Table 4.14-1: City of Corona Population, Households, and Employment

Projections	Adopted City of Corona Forecasts			
	Year 2020	Year 2030	Year 2035	Year 2045
Population	166,904	174,061	177,702	185,073
Households	47,358	49,407	50,437	52,444
Employment	81,271	8,695,427	84,480	92,776

Housing

The City's 2024 housing is estimated to be 50,915 units according to State Department of Finance (DOF) estimates released in May 2024.

4.14.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

[1] Report E1 & E1-H, Population and Housing Estimates for Cities, Counties, and the State — January 1, 2023 and 2024, State of California Department of Finance, May 2024.

4.14.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations related to population and housing that apply to the Modified Project.

STATE REGULATIONS

Housing Element Law and Regional Housing Needs Assessment

California planning and zoning law requires cities and counties to adopt a general plan to plan for and guide future growth within their jurisdiction. This plan is required to include a housing element that identifies housing needs for all economic segments of the local community, and provides opportunities for housing development to meet that need. The California Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on DOF population projections and historical growth trends. This data is compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. The HCD provides the RHNA to the regional council of governments or appropriate county agency and the council assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares gives cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

California housing element laws require that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community commensurate with local housing needs.

REGIONAL REGULATIONS

Regional Transportation Plan/Sustainable Community Strategy

SCAG adopted the 2020–2045 RTP/SCS, "Connect SoCal," in 2020 which builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health.

LOCAL REGULATIONS

City of Corona General Plan

The Corona General Plan was prepared to comply with California's planning and zoning law mandating each city adopt a comprehensive, long-range, internally consistent plan for its future

development. The General Plan also addresses the provision of services needed and desired by the community to support its ultimate development. The General Plan addresses the eight required elements including land use, housing, circulation, conservation and open space (as environmental resources), noise, safety, and environmental justice plus elective elements community design, historic resources, parks and recreation, infrastructure/utilities, public safety, and healthy community. The Housing Element was prepared in accordance with State requirements and was most recently updated in 2022.

The following are relevant policies of the Corona General Plan which may reduce potential population and housing impacts as a result of implementation of the Modified Project.

Housing Element

Housing Production

- H-1.1: Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households.
- H-1.2: Promote specific plans and zoning amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.
- H-1.3: Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.
- H-1.4: Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.
- H-1.5: Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provided opportunities for higher density residential development, mixed use residential/commercial development, and transit oriented residential development in appropriate areas of the City.

Special Housing Needs

- H-2.1: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- H-2.2: Work with nonprofit agencies and private sector developers to encourage development of senior housing.

- H-2.3: Encourage the production of assisted living facilities (single story houses and apartments) for the disabled and the elderly.
- H-2.4: Provide emergency shelter with transitional support for City residents, including disadvantaged groups.
- H-2.5: Encourage the upgrade and conversion of older motels to single-room-occupancy housing.

Economic Development

Economic Base

- ED-1.1: Encourage a variety of industries to locate in Corona, including commercial/professional office uses, specialized medical services, manufacturing, and "clean," high technology industries that provide high-skill/high-wage job opportunities.
- ED-1.2: Encourage the expansion of existing businesses in Corona if possible and extend efforts at business retention.
- ED-1.3: Utilize Specific Plans to define flexible growth areas that allow for the transition of heavy industrial to research and development to mixed-use and office uses, while allowing some viable heavy industrial areas to remain industrial.
- ED-1.4: Encourage the growth of manufacturing companies and allied supporting businesses in Corona by providing education and resources to support their efforts to export products globally.
- ED-1.5: Facilitate the retention and expansion of existing jobs-generating industries within existing and planned industrial areas to allow such industries to remain in Corona.
- ED-1.6: Periodically monitor the market for retail commercial and office development, assessing the adequacy of existing sites to accommodate and capability of existing buildings to be adaptively re-used for community-desired commercial uses and adjust applicable codes and ordinances, as necessary.
- ED-1.7: Recruit the development of new industries and businesses that build upon Corona's existing diversifying industrial base, transportation infrastructure, increasing demand for professional and medical services, and its proximity to key regional business centers.
- ED-1.8: Discourage the development of industrial uses that are land extensive, generate few job opportunities, contribute little revenue for the City, and foreclose the

opportunity to maximize economic opportunities remaining on limited vacant and underutilized land.

Labor Force

- ED-2.1: Promote development of a highly skilled labor force within high-wage emerging industries such as research and development, high technology manufacturing and office-oriented occupations.
- ED-2.2: Promote professional development programs and vocational training to enhance the quality of the area's labor force, and assist them in obtaining new employment opportunities.
- ED-2.3: Encourage growth of the specialty medical services industry which would allow for new employment opportunities and encourage the placement of skilled students within Corona. Increased medical specialties would also eliminate some traffic exiting daily to other counties for these services.
- ED-2.4: Continue to build a sustainable Labor Force by building Partnerships with local education partners like the Corona-Norco Unified School District, Norco College, and Riverside Community College.
- ED-2.5: Target the recruitment of businesses that provide high-paying jobs commensurate with the skills of Corona's residents.

4.14.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant housing and population impacts would occur if the proposed Project or any Project-related component would:

Threshold POP-1 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Threshold POP-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

METHODOLOGY

Potential population and planning impacts were evaluated by analyzing potential growth inducement and housing displacement associated with the Modified Project.

4.14.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
POP-1 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
POP-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact POP-1: Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project would result in up to 32 Estate Residential (ER) residences directly adding to the City's population. In addition, the Modified Project would potentially add to the population indirectly with development of the 746,167 sf Business Park Industrial (BPI) Development and 19,600 sf of general commercial (GC) uses. The 32 ER homes would accommodate approximately 113 residents (32 dwellings x 3.52 persons/household based on the data presented in Table 4.14-1). The 746,167 sf BPI Development would produce approximately 995 employees (746,167 sf x one employee per 750 of building area). The

19,600 sf of GC use would produce approximately 130 employees (19,600 sf x one employee per 750 of building area). Combined, the BPI and GC uses would generate 1,125 total employees. Even if 25% of the employees and their households were to move to the City, the resulting growth in population would be approximately 1,104 people (113 ER residents + 991 BPI/GC residents (1,125 emps x 3.52 residents/household x 0.25). Compared to the City's 2024 estimated population from DOF of 156,615, the additional 1,104 residents would represent a less than one-tenth of one percent increase in population. This increase would not be considered substantial population growth and would not induce substantial unplanned population, resulting in less than significant and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact POP-2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere??

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project does not contain any existing housing that constitutes a community or neighborhood. Two residences are located in the lower elevations of PAs 1, 2, and 3 and remnants of the former horse boarding facilities are scattered around PAs 1, 2, and 3. These and all structures would be demolished and removed as part of Project construction. In addition, the St. James Christian Orthodox Monastery has been abandoned and would be demolished and removed. For these reasons, the Modified Project would not significantly displace existing people or housing and would not impact housing or housing options in the City or vicinity. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.14.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

As discussed under impact POP-1 and POP-2, the Modified Project would not result in growth inducement or displacement of people or housing. The Modified Project is located at the

western edge of the City and areas further to the west are unlikely to develop, and therefore development of the Modified Project and associated infrastructure connections would not induce growth by removing an impediment to growth. The Modified Project's cumulative impacts associated with population and housing are consistent with the impacts identified in the 2001 EIR and the level of impact (less than significant) remains unchanged.

4.14.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures were included in the 2001 EIR.

4.14.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

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4.15 PUBLIC SERVICES

4.15.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing public services conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts to public services, specifically, fire protection, police protection, school services, and library services from implementation of the Modified Project in comparison to the Approved Project. Mitigation measures are recommended as necessary to reduce significant air quality impacts. Public Scoping Meeting comments were received from Don Osborne, Adam Ruiz were received pertaining to this topic. Jeffrey Meissner, Bruce Fields, Jeanmarie Martinez, Francesca Da Sacco, Craig Reiter were received pertaining to this topic.

Park services are addressed in Section 5.16, Recreation and public and private utilities and services, including water, wastewater, and solid waste services and systems, are addressed in Section 5.19, Utilities and Service Systems.

4.15.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The Approved Project impact analysis related to public services as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows:

a) Fire?

As stated in the 2001 EIR, inadequate fire response time to urban fires and wildfires within the Approved Project may produce a risk of hazard to occupants and structures located in the GRRSP. However, the Approved Project was determined to be adequately served by Station #5. Station #5 is located approximately 1 mile east of the Approved Project and can respond within the City's five-minute service criteria. In addition, the 2001 EIR implemented mitigation measure MM 4.5.3.1A of which required the Approved Project's water mains and water systems to be sized to provide sufficient water to meet the fire fighting requirements within the GRRSP Planning Area. The 2001 EIR determined with mitigation, potential impacts related to provisions of adequate water supplies and pressures to adequately serve the fire fighting requirements within the Approved Project will be reduced to less than significant.

As such, the 2001 EIR determined impacts from the risk of fire protection to be less than significant with implementation of mitigation.

b) Police?

As stated in the 2001 EIR, the Approved Project could result in an increase in demand for police services as the annexation and development of the Approved Project will expand the area Corona Police Department is required to patrol. The 2001 EIR also stated after construction and occupancy of the Approved Project, theft, robbery, and burglary could become crimes occurring on property within the GRRSP Planning Area. However, the 2001 EIR, determined incremental increase in Corona Police Department's response time is considered to be a less than significant impact.

c) Schools?

The 2001 EIR determined the Approved Project was designed to accommodate up to 32 home sites and based on Corona-Norco Unified School District standards, the Approved Project would add 24 children to the District's student population. As such, the Approved Project, prior to the issuance of building permits, the developer will pay all fees in accordance with State and District regulations. Therefore, the 2001 EIR determined payment of these fees will reduce any impact to school facilities to less than significant.

d) Parks & recreation facilities

e) Other governmental services.

The 2001 determined implementation of the Approved Project will incrementally increase demands for government services not addressed in items a thru c above (such as recreation facilities, libraries and social services) as the Approved Project's increase was not anticipated to be significant.

4.15.3 ENVIRONMENTAL SETTING

The Modified Project site located within the western portion of the City of Corona bounded by undeveloped land on the north, partially developed land to the east, the 91 Freeway to the west, and undeveloped land to the south. Further to the south, is the Cleveland National Forest. The Open Space and Estate Residential portions of the Modified Project are located within the foothills of the Santa Ana Mountains. The BPI development portion of the Modified Project is located at the base of these foothills.

The Modified Project area is within a Local Responsibility Area (LRA) designated as a Very High Fire Hazard Severity Area (FHSZ).

Fire Protection

The City is served by the Corona Fire Department (CFD) of which operates seven fire stations in addition to the CFD Headquarters. The CFD staff consists of 244 firefighters and 107 sworn fire personnel. The Modified Project site is within the response area of CFD, Fire Station 5

located at 1200 West Canyon Crest Drive, Fire Station 5 is located 1 mile east of the GRRSP Planning Area along Green River Road.

Police Protection

The City of Corona Police Department will provide service for the Specific Plan area upon annexation into the City. The project site is the closest to Zone 4, which is the entire west end of the City. The substation located within this zone is located in the Edwards Cinema center at the 1600 block of West 6th Street and Avenida Del Vista, approximately 5 miles from the proposed project site. The substation offices are used by patrol officers for returning calls to residents and business owners and also as a report-writing station. The Corona Police Department suggests that any matter needing police attention is brought forward through the main station, located at the corner of West 6th Street and Buena Vista Avenue. The main station is located approximately 9 miles from the proposed project site. Currently, there are 144 sworn officers and 63 support staff in the Corona Police Department.

Schools

The Corona-Norco Unified School District (CNUSD) serves most adults and youth in Corona, which includes K-12 education, alternative education, and adult education. There are 34 schools that serve more than 33,000 students in the community. Corona has 14 private schools—Montessori schools, alternative education, and religious.

The GRRSP Planning Area is located within the CNUSD, and the nearest existing school, Prado View Elementary School, is located approximately 1.5 miles to the east of the site.

Recreation

Please see Section 4.16 Recreation, for a thorough discussion of the Modified Project's impacts associated with parks.

Other Public Facilities

The Corona Public Library (CPL) is located at 605 South Main Street, and is a 62,000-square-foot facility. The CPL serves the City of Corona and circulates over 500,000 items each year. The CPL's services have expanded to include U.S. Passport Services, notary, online tutoring, test proctoring, small business consulting, and Fair Housing assistance. The CPL hosted more than 629 programs, tours and class visits with 23,522 attendees and contains the W.D. Addison Heritage Room which covers all periods of time, and includes photographs, rare books, newspapers, citrus labels, manuscripts, oral histories, artefacts, and other items available for the public to view.

4.15.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

INTERNATIONAL REGULATIONS

International Fire Code

The International Fire Code (IFC) is a model code for regulating minimum fire-safety requirements for new and existing buildings, facilities, storage, and processes. The IFC includes general and specialized technical fire and life-safety regulations, with topics addressing fire-department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, use and storage of hazardous materials, protection of emergency responders, industrial processes, and various other topics. The IFC is issued by the International Code Council, which is an international organization of building officials.

FEDERAL REGULATIONS

There are no federal regulations that apply to the Modified Project.

STATE REGULATIONS

California Fire Code

The California Fire Code (CFC; California Code of Regulations, Title 24, Part 9) is based on the 2015 IFC and includes amendments from the State of California fully integrated into the code. The California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations. The CFC is updated once every three years. The 2019 CFC will go into effect on January 1, 2020.

California Health and Safety Code

Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

REGIONAL REGULATIONS

CAL FIRE, County of Riverside Unit Strategic Plan

The California Strategic Plan is implemented through individual "unit plans" that are prepared for different regions of the state. CAL FIRE has adopted a Riverside Unit Fire Plan that covers Riverside County which sets forth the agency's priorities for prevention, protection, and suppression of wildfires. The overall goal of the Riverside County Unit Fire Plan is to reduce total costs and losses from wildland fire in the unit by protecting assets at risk through focused pre-fire management prescriptions increasing initial attack success.

Riverside County Local Agency Formation Commission

Municipal Service reviews were added to the Local Agency Formation Commission's (LAFCO) mandate with the passage of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. A service review is a comprehensive study designed to better inform LAFCO, local agencies, and the community about the provision of municipal services. Service reviews attempt to capture and analyze information about the governance structures and efficiencies of service providers and to identify opportunities for greater coordination and cooperation between providers. The service review is a prerequisite to a Sphere of Influence update and may also lead a LAFCO to take other actions under its authority.

LOCAL REGULATIONS

Corona Standards of Coverage Study and Fire Strategic Plan

The Corona Fire Department sets its vision, mission, business operations, and guiding principles by means of a strategic plan so that the members of the organization can envision its future and develop the necessary procedures and operations to achieve that future. The strategic plan assists the department in preparing annual fiscal year budgets, master plans, and other required, related activities. Although the planning period is eight years, the plan is assessed annually to update service levels, performance, and other needed functions that may change during the course of a year.

Corona Local Hazard Mitigation Plan

The City of Corona has prepared a local hazard mitigation plan (LHMP) to identify the City's hazards, review and assess past disasters, estimate the probability of future events, and set goals to reduce or eliminate longterm risks to people and property from natural and human-made hazards. Of the 23 hazards evaluated, earthquakes were rated the highest risk, and wildfires were rated the second highest. The LHMP has goals and mitigation programs to address each of the 23 hazards.

Corona Emergency Operations Plan

The City of Corona has prepared an Emergency Operations Plan (EOP) to address the City's planned response to natural disasters, technological incidents, and national security emergencies. The EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. The EOP's operational concepts focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses. The EOP's emergency management goals are:

1. Provide effective life safety measures and reduce property losses.
2. Provide for the rapid resumption of impacted businesses and community services.
3. Provide accurate documentation and records required for cost recovery efforts.

City of Corona Municipal Code

Fire Code

As identified in Section 15.12.020 of Chapter 15.12, Fire Code, of the Corona Municipal Code, the CFC and portions of the 2015 IFC have been adopted as the City of Corona Fire Code.

Fire Facilities Fees

Chapter 16.23 of the CMC establishes development impact fees for new developments located citywide or within the Temescal Canyon Area Plan.

Chapter 3.36 of the CMC, Fire Facilities Fee, establishes a fire facilities fee to fund the provision of fire provision services to property located within the urban/wildland interface (i.e., the Cleveland National Forest). This chapter also establishes a method of financing fire facilities required to serve properties within this special high fire area.

Chapter 16.22 of the CMC, Temescal Canyon Public Safety Fee, establishes a fee to offset the increased costs for police and fire protection services and facilities in the Temescal Canyon area.

- CMC Section 16.22.000, Temescal Canyon Public Safety Facility – Findings, states that the City Council finds that the development of residential, commercial, and industrial property in the Temescal Canyon area will create an increase in calls for police and fire protection services which will result in new equipment and facilities to house additional police and fire personnel and equipment to maintain current levels of service and response times within the Temescal Canyon Area.
- CMC Section 16.22.005, Temescal Canyon Area Radio Communications Tower – Findings, states that the development of residential, commercial, and industrial property in the Temescal Canyon area will create an increase in calls for police and fire protection services, thus resulting in new equipment and facilities to upgrade emergency communications for police and fire services and related equipment needed to maintain current levels of service and response times within the Temescal Canyon area of the City. This section establishes the Temescal Canyon Area Radio Communications Tower and Facilities Fee to fund the acquisition and construction costs of the Temescal Canyon Area Radio Communications Tower, and funding to maintain police and fire protection services to the Temescal Canyon area.
- CMC Section 16.23.040, Fire Facilities, Vehicles, and Equipment – Findings, sets the fees for development in the Temescal Canyon area that must be paid to accommodate for the increase in calls for fire protection services and new equipment and facilities.

The Community Facilities District No. 2016-1 (Public Services) (CFD No. 2016-1) is a citywide assessment district subject to certain zones. CFD 2016-1 was formed in 2016 to assist in the financing of the annual costs of providing police, fire protection, and paramedic services.

New residential development is required to annex into CFD 2016-1 to assist in the on-going funding of these public services due to the demand placed by development.

City of Corona 2020–2040 General Plan

Land Use Element

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

Policy LU-4.5 Manage the timing of development and allow development to occur only when public infrastructure and services needed to support that development are available, will be provided concurrently, or are committed to be provided within a reasonable time frame.

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

Policy LU-22.3 Require that existing and proposed development within proposed annexation areas generate sufficient tax or other revenue base to compensate for their fair share of community services that are provided by the City of Corona.

Policy LU-22.4 Require that infrastructure and service improvements for proposed annexation areas do not create an undue burden on existing City of Corona infrastructure and services.

Policy LU-22.5 Encourage that, if an area annexes to the City of Corona, a community facilities district or similar financing district shall be established to fund the provision and maintenance of sewers, streets, and other public improvements and services.

Policy LU-22.10 Collaborate with local, county, and regional governmental agencies to provide water, sewer, public safety, fire response, and other appropriate municipal services; coordinate emergency response services through mutual and automatic aid agreements.

Housing Element

Policy H-1.2 Promote specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.

Policy H-3.3 Provide public services and improvements that enhance and create neighborhood stability.

Public Safety Element

Policy PS-7.1 Require larger developments to incorporate site design features that help ensure maximum visibility and security for entrances, pathways, streets and sidewalks, corridors, public and private open space, and parking lots and structures.

Policy PS-7.2 Require the incorporation of appropriate lighting that provides adequate exterior illumination around commercial, business park, public spaces, parking lots, and multifamily structures.

Policy PS-7.3 Work with traffic engineers to develop methods through design, enforcement, and engineering to reduce the volume and severity of vehicle, pedestrian, and bicycling accidents citywide and around sensitive land uses such as schools, apartments, and other highly traveled uses.

Policy PS-7.4 Enhance public awareness and participation in crime prevention by encouraging changes to be made through crime prevention by design (vegetation selection and maintenance, motion sensors, lighting, etc.) and establishing and participating with police in neighborhood safety and crime prevention programs (e.g. neighborhood watch).

Policy PS-7.5 Require large-scale retail developments to incorporate video surveillance security systems within their facilities and grounds to monitor open public spaces and, where appropriate and feasible, provide office space for police facilities.

Policy PS-7.6 Provide opportunities for police department review and input regarding appropriate methods to mitigate the impacts of land use permits that have functions and characteristics that may impose a higher than normal level of security and police protection.

Policy PS-7.7 Provide appropriate security measures around sensitive essential public facilities, such as water, reclaimed water, radio towers, and other facilities required for use for public health and safety purposes.

Policy PS-8.7 Adhere to and periodically update fire department strategic plans, policies and procedures, and other internal standards to continuously meet service level requirements and priorities, including department response times.

Policy PS-8.8 Ensure that revenues are collected from new development, existing developments, and other land uses in an amount that is commensurate with their respective impact on overall city fire operations.

Policy PS-9.3 Ensure that roadway, bridge and driveway standards are adequate and appropriately maintained to allow safe access to premises where emergencies take place and safe evacuations wherever needed.

Policy PS-9.4 Maintain safe and accessible evacuation routes throughout the community; take precautions and ensure backup or mitigations for routes crossing high hazard areas (e.g., flood, seismic, high fire, etc.).

Policy PS-10.1 Locate, when feasible, new essential public facilities outside of high fire risk areas; if not feasible, require construction and other methods to harden and minimize damage for existing/planned facilities in such areas.

Policy PS-10.2 Require all improved and new homes, structures, and facilities in the very high fire hazard severity zones to adhere to additional fire safe design standards consistent with state law and local practice.

Policy PS-10.3 Require all improved and new developments to be thoroughly reviewed for their impact on safety and the provision of fire protection services as part of the development review process.

Policy PS-10.4 Require new and rehabilitated homes and structures to meet or exceed City fire prevention standards and state law, including building access, construction design, sprinklers, and others as required by Corona Fire.

Policy PS-10.5 Require all new commercial, industrial, institutional, multiple-unit housing, mixed-use, and one- and two-family dwelling developments to install fire protection systems and encourage the use of automatic sprinkler systems where not required by local codes and ordinances.

Policy PS-10.6 Require fuel modification plans and vegetation clearance standards for development in VHFHSZs to protect structures from wildfire, protect wildlands from structure fires, and provide safe access routes for the community and firefighters.

Policy PS-10.7 Condition approval of parcel maps and tentative maps in VHFHSZs based on meeting or exceeding the SRA Fire Safe Regulations and the fire hazard reduction around buildings and structures regulations.

Policy PS-10.8 Coordinate with the Department of Water and Power to ensure that adequate water supply and flows are available for firefighting; where inadequate, ensure provision of off-site water supply and transport.

Policy PS-10.9 Continue to require visible premise identification and signage per Corona's Premise Identification Guideline that meet or exceed SRA and CFC requirements.

Emergency Management

Policy PS-11.1 Adhere to the Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS) to coordinate effective response to emergencies and disasters.

Policy PS-11.2 Maintain emergency and hazard mitigation plans; update and define roles of city departments and other partnering agencies in the event of an emergency or disaster, ensuring interagency coordination and collaboration with the Operational Area (SEMS).

Policy PS-11.4 Maintain Structure Protection Plans and other pre-planning activities and plans to remain prepared for emergencies throughout the community.

Policy PS-11.5 Ensure that the Emergency Operations Plan and Standard Operating Procedures provide for efficient and orderly notification and evacuation on a citywide basis. Ensure they address accessibility issues and mass notification capabilities utilizing our city, county, state, and federal communication systems.

Policy PS-11.9 Ensure all local, state, and federal mandates are adhered to should the City proclaim a local emergency and request any state and/or federal funding.

Policy PS-10.11 Ensure all local, state, and federal mandates are adhered to should the City proclaim a local emergency and request any state and/or federal funding.

Healthy Community

Policy HC-1.5 Consider the potential impacts of decisions related to land use, food access, active living, safe and sanitary housing, public facilities and services, and other factors that may affect the health of Corona.

Policy HC-5.2 Assess the development impact fees required for new developments as necessary to ensure that appropriate levels of public facilities, services, and amenities are provided and that the demand from such development does not detract from current areas.

4.15.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.15.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant public services impacts would occur if the proposed Project or any Project-related component would:

Threshold PUB-1 a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i) Fire Protection?

Threshold PUB-2 ii) Police Protection

Threshold PUB-3 iii) Schools

Threshold PUB-4 iv) Parks

Threshold PUB-5 v) Other Public Facilities

METHODOLOGY

The following discussion analyzes potential impacts to public services based on the specific service ratios, response times, or infrastructure requirements of each public service.

4.15.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
PUB-1 a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: i) Fire Protection?	☐	☐	☐	☒
PUB-2 ii) Police Protection?	☐	☐	☐	☒
PUB-3 iii) Schools?	☐	☐	☐	☒
PUB-4 iv) Parks?	☐	☐	☐	☒
PUB-5 iv) Other Public Facilities?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

IMPACT PUB-1	**a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:** **i) Fire Protection?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project would result in up to 32 Estate Residential (ER) residences directly adding to the City's population. In addition, the Modified Project would potentially add to the population indirectly with development of the 746,167 square feet (sf) Business Park Industrial (BPI) Development and 19,600 sf of general commercial (GC) uses. As discussed in Section 4.14, Population and Housing, the 32 ER homes would accommodate approximately 113 residents (32 dwellings x 3.52 persons/household based on the data presented in Table 4.14-1), the 746,167 sf BPI Development would produce approximately 995 employees (746,167 sf x one employee per 750 of building area), and the 19,600 sf of GC use would produce approximately 130 employees (19,600 sf x one employee per 750 of building area). When combined, the BPI and GC uses would generate 1,125 total employees. Even if 25% of the employees and their households were to move to the City, the resulting growth in population would be approximately 1,104 people (113 ER residents + 991 BPI/GC residents (1,125 emps x 3.52 residents/household x 0.25). Compared to the City's 2024 estimated population from DOF of 156,615, the additional 1,104 residents would represent a less than one-tenth of one percent increase in population. As determined in Section, 4.14, Population and housing, this increase would not be considered substantial population growth and would not induce substantial unplanned population.

The City's General Plan EIR determined future facilities and infrastructure could be required to accommodate General Plan build-out. However, as discussed previously under Section 4.14, Population and Housing, Project buildout would generate a similar number of residents and would likely attract existing residents from the City. Moreover, future single-family homes of the Modified Project would be constructed within the smaller PA 5 footprint of 20.39 acres which is 77.81 acres smaller than the Approved Project's PA 6 of 98.2 acres. Therefore, the Modified Project's homes would be constructed in a more accessible configuration when compared to the Approved Project.

Additionally, implementation of the Modified Project including the BPI development would be required to adhere to the California Fire Code (CFC), as included in the City's Municipal Code Section 15.12.020, as part of the permitting process all project plans within the Modified Project would be reviewed by the City's Building Division to ensure that the plans of the BPI development and future projects meet the fire protection requirements. Furthermore, the Project applicant including future project applicants would be required to pay standard City development impact fees (DIF)(Municipal Code Section 16.23.040), which include a fee for fire service impacts as determined in the 2001 EIR.

Impact fees mitigate the overburdening of existing facilities, equipment, and levels of service. Provision of a new or physically altered fire station would not be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the Modified Project would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT PUB-2 ii) Police Protection?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The City of Corona Police Department is located at 730 Public Safety Way, which is 6.1 miles east from the GRRSP Planning Area. The Police Department staff consists of 250 sworn officers and support personnel. Based on the previously stated population City of 156,615 (2024, DOF) for the City, the City has approximately 1.59 officers per 1,000 residents. As previously stated, the additional 1,104 residents/employees (113 ER residents + 991 BPI/GC residents), not previously considered to be a substantial population growth nor induce substantial unplanned population, the Modified Project would require 0.7 percent of an additional officer. Therefore, the Modified Project's incremental increase in demands on law enforcement services would not be significant when compared to the current demand levels.

As previously stated, the Project applicant including future project applicants would be required to pay standard City DIF, which include a fee for police service impacts as determined in the 2001 EIR. Impact fees mitigate the overburdening of existing facilities, equipment, and levels of service. Provision of a new or physically altered police station would not be required that could cause environmental impacts. Therefore, impacts related to police protection services from the Modified Project would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT PUB-3 iii) Schools?

The Modified Project result in new or more severe impacts requiring revisions to the 2001 EIR.

Development of the Modified Project would allow for up to 32 additional homes, resulting in an increase of 113 ER residents in the City of Corona served by CNUSD. The CNUSD estimates the number of students that will be generated by new residential development by using district-specific rates in order to plan for future facilities expansions or constructions. Specific to the Modified Project, CNUSD's student generation rates for single-family development are 0.3650 for elementary school (ES), 0.1136 for middle school (MS), and 0.2337 for high school (HS).

Buildout of the Modified Project would generate 11.68 ES students,3.64 MS students, and 7.5 HS students in the City of Corona. The CNUSD would have adequate capacity for students generated by the Modified Project.

As previously stated, the Project applicant for the ER component would be required to pay standard City DIF, which include a fee for CNUSD impacts as determined in the 2001 EIR. Impact fees mitigate the overburdening of existing facilities, equipment, and levels of service. Therefore, impacts related to school services from the Modified Project would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT PUB-4 iv) Parks?

The Modified Project result in new or more severe impacts requiring revisions to the 2001 EIR.

Please see Section 4.16 Recreation, Subsection 4.16.7 Impact REC-1 and REC-2, for a thorough discussion of the Modified Project's impacts associated with parks.

IMPACT PUB-5 v) Other Public Facilities?

The Modified Project result in new or more severe impacts requiring revisions to the 2001 EIR.

As previously summarized, the 2001 determined the Approved Project's incremental increase in demands for government services such as recreation facilities, libraries and social services was anticipated to be less than significant.

The additional 1,104 residents/employees (113 ER residents + 991 BPI/GC residents), determined not to be a substantial population growth nor induce substantial unplanned population due to the implementation of the Modified Project, impacts can be considered similar to those determined in the 2001 EIR. Because the GRRSP Planning Area is already served by other services and the Modified Project would result in a limited increase in population, the Modified Project would not result in the need for new or physically altered facilities to provide other services, the construction of which could cause significant environmental impacts. As such, impacts would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.15.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

The geographic context for an analysis of cumulative impacts with regards to public services is the local service area within the City for fire and police services, schools, and libraries. As discussed in Chapter 2 of this DEIR, cumulative development in the City and surrounding would be minimal. Past and present development has resulted in increased population, which in turn has resulted in an increase in demand for all public services. Growth in the City to date has been consistent with the growth projections in the City's 2020-2040 General Plan. In addition, each of the public service providers conducts an annual budgeting process where future facility/staffing needs are identified. Because past and present development is consistent with growth identified in the City's 2020-2040 General Plan and there are mechanisms in place to ensure provision of adequate service, there would be no significant cumulative environmental impact on public services from implementation of the Modified Project.

4.15.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.15.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.16 RECREATION

4.16.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing recreation and recreational facilities within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential impacts associate with recreation and recreational facilities from implementation of the Modified Project in comparison to the Approved Project. The Scoping Meeting comments from Craig Reiter and Dwight Woodward were received pertaining to this topic. No NOP comment letters or Public Scoping Meeting comments were received pertaining to this topic.

4.16.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in less than significant impacts associated with recreation and recreational facilities as follows.

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

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The 2001 EIR noted implementation of the proposed project would incrementally increase demand for recreation facilities and demand on such government services is primarily caused by residential development, for which development impact fees are collected by the City to help fund on going services. Due to the small quantity of residential use proposed by the Approved Project (maximum of 32 estate residential homes), a significant increase in demand on these services was not anticipated and therefore, construction of new or expansion of existing recreational facilities that would otherwise result in a direct impact to the environment would not occur.

4.16.3 ENVIRONMENTAL SETTING

The City and its SOI include open space areas, natural trails, parklands, and recreational facilities and programs providing recreational opportunities for Corona residents and the surrounding communities.

Natural Areas

The City's nearby natural open space areas include mountains, hillsides, canyons, and preserves. The *Prado Dam Basin* is located adjacent to the northwest portion of the City and approximately 1.0 mile northeast of the Modified Project. *Chino Hills State Park* is a 14,100-acre preserve, with portions of the park located adjacent to the northwest portion of the City and approximately 0.25 mile north of the Modified Project. The *Cleveland National Forest* is the southernmost National Forest in California, located on the western front of the City of Corona's SOI and approximately 0.25 mile south of the Modified Project at its nearest point.

Several local natural areas are also available to Corona residents offering open space for walking, hiking, and bicycling. These areas include the Sage Open Space and Fresno Canyon, Wardlow Wash, Oak Street Channel, Main Street Channel, and Temescal Wash. The Santa Ana River in the Prado Dam area also connects to a regional trail system.

Built and natural trails are another benefit for the hiking, bicycling, and walking residents of Corona. Urban trails have been constructed throughout the City consisting of multipurpose, hard surface, pedestrian, and cycling routes that physically connect residential areas, parks, schools, commercial nodes, and employment centers. The City has several historic trails providing scenic walkways through older residential neighborhoods and downtowns to promote the City's heritage. Additional rural and natural trails are available for hikers, bicyclists, and horseback riding that run along washes, railroad rights-of-way, or unimproved open space areas.

Developed Parks and Recreational Facilities

Corona has 35 public parks covering about 352 acres, exclusive of natural open space areas as shown on *Figure PR-1 Recreation and Park Facilities* in the General Plan. The public park system includes mini, neighborhood, community and major/regional parks that are differentiated by scale, population served, and amenities. In addition to developed public parkland, additional recreational facilities are available in the form of golf courses and as part of homeowner associations.

The Circle City Center is one of the main community centers in Corona located at 365 North Main. The facility includes a gymnasium/event hall, a fitness room, a game room, classrooms and meeting rooms, a banquet room, and a catering kitchen. The Senior Center offers an opportunity for adults 50 years of age and older to develop an extended family through a wide range of health and educational programs, human services, recreational and social activities, and special events throughout the year.

The City of Corona Community Services Department provides community services, recreational and leisure time opportunities. This includes adult and youth sports, special events, childcare, afterschool programs, summer programs, aquatic programs, community classes, community involvement programs, senior recreation programs, and reservations for facilities.

4.16.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.16.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations related to recreation and recreational facilities that apply to the Modified Project.

STATE REGULATIONS

Quimby Act

The Quimby Act authorizes cities to adopt ordinances addressing parkland and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements, and requires the provision of three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case the city may adopt a higher standard not to exceed five acres per 1,000 residents. The Quimby Act also specifies acceptable uses and expenditures of such funds California housing element laws require that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community commensurate with local housing needs.

Mitigation Fee Act

The California Mitigation Fee Act (Government Code §§ 66000 et seq.) allows cities to establish fees that will be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon city's ability to provide specified public facilities including parks. In order to comply with the Mitigation Fee Act, the City must follow four primary requirements: 1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee; 2) Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds; 3) Make findings each fiscal year describing the continuing need for fees that have been in the possession of the City for five years or more and that have not been spent or committed to a project; and 4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made.

California Public Park Preservation Act

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any nonpark use unless compensation, land, or both are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

REGIONAL REGULATIONS

There are no regional regulations related to recreation and recreational facilities that apply to the Modified Project.

LOCAL REGULATIONS

City of Corona Municipal Code

Quimby Act Fees

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

Development Impact Fees

The City of Corona Municipal Code, Chapter 16.23, Development Impact Fees, provides for the means to finance adequate infrastructure and other public improvements and facilities made necessary by the impacts created by new residential (i.e., beyond just demand created by subdivisions) and non-residential development in the City. To maintain the current level of service for parks in the City, Chapter 16.24, Improvement Requirements, requires payment of development impact fees (DIF) for recreational facilities to assure the acquisition and improvement of adequate recreation facilities to serve the subsequently annexed areas. Sections 16.24.170 through 16.24.200 of the City's Municipal Code apply to the construction of new dwelling units and to additions or improvements to existing units if such improvements or additions increase habitable living space by 25 percent. The current park and recreation DIFs for Estate Residential are:

- Quimby Fees: $12,708 per du.
- Aquatic Center Facilities: $192 per du.
- Parkland and Open Space (credit applied if Quimby paid): $12,708 per du.

4.16.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant housing and population impacts would occur if the proposed Project or any Project-related component would:

Threshold REC-1 Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Threshold REC-2 Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

METHODOLOGY

Potential impacts were evaluated by analyzing potential impacts to the environment from construction of renovated or new park and recreational facilities from development of the Modified Project.

4.16.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
REC-1 Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the	☐	☐	☐	☒

	facility would occur or be accelerated?				
REC-2	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact REC-1: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact REC-2: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment)?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The Modified Project does not include development of a new or renovated off-site park or recreational facility that would result in an impact to the environment. Up to 32 ER residences would potentially be developed in PA 5, directly adding to the City's population. In addition, the Modified Project would potentially add to demand on parks and recreational facilities from employees working at the proposed 746,167 sf BPI Development and planned 19,600 sf of GC uses. As described previously in Section 4.14 Population and Housing, the 32 ER homes would accommodate approximately 113 residents, the 746,167 sf BPI Development would produce approximately 995 employees, and the 19,600 sf of GC use would produce approximately 130 employees. Even if 25% of the employees and their households were to move to the City, the resulting growth in population would be approximately 1,104 people. Compared to the City's 2024 estimated population from DOF of 156,615, the additional 1,104 residents would represent a less than one-tenth of one percent increase in population. This increase would not be considered substantial population growth and would not result in substantial increased demand on parks and recreational facilities. Construction of a new or renovated park or recreational facilities would not be required and impacts to the environment would not occur, resulting in a less than significant and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.16.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

As discussed under impact REC-1 and REC -2, the Modified Project does not propose construction of a new or renovation of an existing park or recreational facility that would result in and impact to the environment. Cumulative impacts associated with parks and recreational facilities are mitigated by City park fees paid by residential development and City DIF fees paid by all development. These monies are collected and used to fund future park and recreational facilities subject to environmental review. Therefore, the Modified Project's cumulative impacts are considered less than significant and consistent with the impacts identified in the 2001 EIR for the Approved Project. The level of impact (less than significant) remains unchanged.

4.16.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures were included in the 2001 EIR.

4.16.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

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4.17 TRANSPORTATION

4.17.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing population and housing conditions within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in population and housing impacts from implementation of the Modified Project in comparison to the Approved Project. The Public Scoping Meeting comments were received from Dwight Woodward, Bruce Fields, Diana Reuss and Robert Reuss, Jeanmarie Martinez, Mike Serle, and Tom Pavelich pertaining to this topic. The NOP comment letters were received from Southern California Association of Governments, Adam Ruiz, Robert Schnabel, Don Osborne, and Klaus Kraemer pertaining to this topic.

This section of the Draft SEIR is based in part on the *Green River Ranch Specific Plan Amendment, SP00-001 Amendment No.1, Traffic Analysis*, June 10, 2024 Urban Crossroads (Appendix M-1) and the *Green River Ranch Specific Plan Amendment Vehicle Miles Traveled (VMT) Analysis*, dated June 24, 2024 (Appendix M-2).

4.17.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR determined the Approved Project would result in less than significant traffic impacts with implementation of improvements to the Green River Road/SR-91 ramps, and a significant and unavoidable transportation impact to the SR-91 mainline freeway lanes based on the checklist question in place at that time.

a) Increased vehicle trips or traffic congestion?

The 2001 EIR evaluated the Approved Project's potential traffic impacts on vicinity intersections, roadways, and SR-91. The analysis examined levels of service (LOS) at five intersections in the study area including the Green River Road/SR-91 EB and WB ramps, LOS on Green River Road from the ramps to Palisades Drive and Palisades Drive, and LOS on SR-91 freeway segments from Main Street to the Orange/Riverside County line. Intersection analysis was conducted for Year 2001 plus Approved Project Phase I (MU and GC); intersection and freeway analysis was conducted for Year 2003 plus Approved Project Phase II (buildout); and intersection and roadway analysis was conducted for Year 2015 plus Approved Project Phase II (buildout). The following summarizes the analysis.

- Year 2001 plus Phase I Intersection Analysis: Due to existing and background traffic congestion, the 2001 EIR determined the Approved Project would contribute to a significant impact to the Green River Road/SR-91 eastbound and westbound ramp intersections. With implementation of Mitigation Measures **MM 4.2.1A** and **MM**

4.2.1B consisting of installation of signals and turn lanes, impacts were reduced to less than significant.

- Project Timing: The project traffic analysis prepared for the 2001 EIR assumed development of a specific mix of commercial, hotel, industrial, and residential uses based on the land use flexibility allowed in the GC and MU categories of the GRRSP. The 2001 EIR acknowledged implementation of the Approved Project could result in construction of land uses with higher trip generation than analyzed, producing a significant impact. The 2001 EIR introduced Mitigation Measure **MM 4.2.2**, requiring the total cumulative a.m. and p.m. peak hour trip generation estimate for PAs 1, 2, 3, 4, 5, and 7 not exceed the a.m. and p.m. peak hour trip generation estimated contained in the Approved Project traffic study. With implementation of Mitigation Measure **MM 4.2.2**, impacts were reduced to less than significant.
- Year 2003 plus Phase II Intersection Analysis: Due to regional improvements to the SR-91/Green River Road interchange, the 2001 EIR determined the Approved Project would not impact intersections in the study area. However, the 2001 EIR noted the Approved Project would contribute to significant impacts at the Green River Road/SR-91 ramps if development of the Approved Project precedes installation of the regional improvements. With implementation of Mitigation Measures **MM 4.2.3** requiring construction of regional improvements to the interchange including widening the Green River Road overpass to six lanes prior to issuance of building permits for the ER residences, impacts were reduced to less than significant.
- Year 2003 plus Phase II Freeway Analysis: Due to projected traffic congestion, the 2001 EIR determined the Approved Project would contribute to a significant impact to the SR-91 freeway lanes in the peak direction of flow (westbound during the a.m. peak hour and eastbound during the p.m. peak hours). The addition of proposed project trips will further deteriorate the projected LOS F for 2003 background conditions. Mitigation in the form of additional freeway lanes would mitigate project impacts by addressing the capacity deficiencies on SR-91, however the schedule for installing such lanes was not known at that time. Consequently, the 2001 EIR concluded there is no reasonable mitigation for the significant impact and it would remain significant and unavoidable.
- Year 2015 plus Phase II Intersection Analysis: With the regional improvements to the SR-91/Green River Road interchange, the 2001 EIR determined the Approved Project would not impact intersections in the study area in the Year 2015 time horizon. Impacts were determined to be less than significant and no mitigation was required.
- Year 2015 plus Phase II Roadway Analysis: With Green River Road assumed to be widened to six lanes from SR-91 to Dominguez Ranch Road and four lanes east of Dominguez Ranch Road, the 2001 EIR determined the Approved Project would not

impact roadways in the study area in the Year 2015 time horizon. Impacts were determined to be less than significant and no mitigation was required.

The LOS analyses that was conducted to evaluate the Approved Project's traffic impacts was based on an analytical metric that is no longer a valid measure of traffic impacts in accordance with CEQA and State environmental law.

b) Traffic hazards from design features?

The 2001 EIR noted preliminary design of the Approved Project included at grade public streets that would provide adequate site distance and the installation of traffic flow control measures. Mitigation of traffic flows was noted as being typically obtained through signalization and signal sequencing to facilitate roadway traffic flows.

c) Inadequate emergency access or access to nearby uses?

The 2001 EIR noted preliminary design of the Approved Project included adequate provisions for emergency access to the site, and to nearby uses. Final design of all roadways and intersections would be required to incorporate design standards tailored specifically to provide adequate site access in accordance with City development standards.

d) Insufficient parking capacity on site or off site?

The 2001 EIR noted implementation of the proposed non-residential uses would require on-site parking in accordance with the City's parking requirements, which would provide necessary parking supplies to meet anticipated parking demand from the uses that would eventually develop on the site. Final design of on-site parking would be required to incorporate design standards tailored specifically to parking demands of the Approved Project in accordance with the proposed GRRSP or the City's development standards.

e) Hazards or barriers for pedestrians or bicyclists?

The Initial Study for the 2001 EIR noted the project EIR would assess potential safety hazards associated with the interface of pedestrians and bicycles and vehicular traffic accessing the project site. Although such analysis was not specifically provided, it is reasonable to assume such impacts were less than significant given the Approved Project's on-site and off-site improvements associated with pedestrian and bicycle travel would be designed and constructed in accordance with applicable City standards.

f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The Initial Study for the 2001 EIR noted the project EIR would assess the compatibility of the Approved Project's access and design features with policies identified by the City regarding incorporation of alternate modes of transportation. Although such analysis was not provided, it is reasonable to assume such impacts were less than significant given the Approved Project's

on-site and off-site improvements supporting alternative transportation (e.g., bus turnouts, bicycle racks) would be designed and constructed in accordance with applicable City standards.

g) Rail, waterborne, or air traffic impacts?

The 2001 EIR noted rail, waterborne and air traffic movements would not be directly affected by the Approved Project. No waterways or air corridors were known to exist on, or in the project vicinity. Although an existing rail line is located north of Green River Road, the 2001 EIR concluded the Approved Project would not affect the rail line.

4.17.3 ENVIRONMENTAL SETTING

Existing Vehicle Miles Traveled

For the purposes of CEQA traffic analysis of land use development and related projects, the most important background condition is existing vehicle miles traveled (VMT) data applicable to the local jurisdiction. Through consultation with City Staff, it was determined the Riverside County Model (RIVCOM) was the appropriate tool for conducting VMT analysis for the proposed Modified Project RIVCOM and the model is consistent with the City's VMT impact threshold listed by the City Guidelines. The calculation of VMT for land use projects is based on the total number of trips generated and the average trip length of each vehicle type, and therefore vehicle trips and average daily trip lengths for project-related vehicle trips were derived using RIVCOM. Based on the modeled data, the calculation of existing VMT in the City applicable to the proposed Project is 40.6 as shown in Table 4.17-1: Existing VMT.

Table 4.17-1: Existing VMT

	Baseline
Service Population	249,403
VMT	10,120,351
VMT per Service Population	40.6

Existing Roadway Network

The City's roadway system and classifications are grouped into functional classifications based on two general criteria; first, the extent to which the road prioritizes the through movement of traffic; and second, the level of access to adjacent properties. Aside from these generalized characteristics, roadways vary in terms of right-of-way, width, number of lanes, intersection and traffic signal spacing, speed, and other characteristics (such as the presence of sidewalks,

bikeways, landscaping, and improvements outside the right-of-way). Functional class is identified in the General Plan Table CE-1 Corona Functional Roadway Classification.

Existing Transit Facilities

Public transportation expands mobility options to citizens that may not be able to afford or physically operate other means of travel, as well as providing a transportation option for those who choose not to drive. The City's transit network includes intercity buses, local buses, demand-responsive service, and commuter rail; all of which help people move. City of Corona, Riverside Transit Agency (RTA) transit routes are shown on General Plan Figure CE-2 Transit Routes.

Corona Cruiser and Dial-A-Ride

The Corona Cruiser is a fixed route service operated by the City of Corona. The system travels along two routes in the City, which include the Red and Blue Lines connecting with RTA buses, North Main Metrolink commuter train station, and Park & Ride lots. The Dial-A-Ride program is an on-demand, shared-ride transit system. The service provides mobility to seniors and persons with disabilities.

Riverside Transit Agency

Riverside Transit Agency (RTA) is the largest public transportation provider in Corona. RTA provides four bus routes to the West Corona Metrolink Station, the City of Fullerton, the City of Murrieta, and the City of Lake Elsinore. RTA provides access to the Corona Park-N-Ride Lot, the West Corona Station on the Metrolink Commuter Rail system, and the commuter link express bus route (206) that travels the cities of Corona, Lake Elsinore, Murrieta, and Temecula during the morning and evening peak hours.

MetroLink

Metrolink is a commuter rail program operated by the Southern California Regional Rail Authority (SCRRA), providing service from outlying suburban communities to employment centers such as Burbank, Irvine, and downtown Los Angeles. The 91 Line and the Inland Empire/Orange County Line serve the Metrolink stations in West Corona and North Main Corona. The 91 Line provides access between Riverside and Los Angeles, while the Inland Empire/Orange County Line provides access between Irvine and Riverside.

Orange County Transportation Authority

Orange County Transportation Authority (OCTA) route 794 provides employee serving transit service between Corona and Orange County at the Riverside/Corona to South Coast Metro Express via the SR-91 and SR-55 freeways. The bus route is an AM and PM peak hour bus service that connect passengers to South Coast Plaza, Harbor Gateway Business Center, and several universities.

Paratransit

Paratransit vans, mini-buses, and taxis are typically used to provide conventional paratransit service. Paratransit services vary considerably on the degree of flexibility they provide their customers. At their simplest, they may consist of a taxi or small bus that will run along a more or less defined route and then stop to pick up or discharge passengers on request. At the other end of the spectrum (fully demand-responsive transport), the most flexible paratransit systems offer on-demand call-up door-to-door service from any origin to any destination in a service area such as Uber or Lyft.

Bicycle Facilities

The City's Bicycle Master Plan calls for bicycle lanes on various streets in order to increase emphasis on active transportation. General Plan Figure CE-3 Bikeway Plan shows existing and planned bikeways in the City. The Bicycle Master Plan proposes bicycle facilities consisting of Class I to Class III throughout the City. The bicycle facility classifications currently in use in Corona are Class I Bikeways (Off-Street Bike Paths) that are completely separate facilities designated for the exclusive use of bicyclists and pedestrians with minimal vehicle crossings, Class II Bikeways (Bike Lanes) that are striped lanes designated for the use of bicycles on a street or highway, and Class III Bikeways (Bike Routes) that are only identified by signs or pavement markings.

4.17.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.17.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations related to population and housing that apply to the Modified Project.

STATE REGULATIONS

There are no State regulations related to traffic that apply to the Modified Project.

REGIONAL REGULATIONS

Regional Transportation Plan/Sustainable Community Strategy

SCAG adopted the 2020–2045 RTP/SCS, "Connect SoCal," in 2020 which builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health.

WRCOG Transportation Mitigation Uniform Fee

The County of Riverside has a Transportation Mitigation Uniform Fee (TUMF), which is administered by the Western Regional Council of Governments (WRCOG). Under the TUMF, WRCOG collects fees from new development with the purpose of funding transportation improvements such as roadway widening, new roadways, intersection improvements, traffic signalization, etc., for the purpose of mitigating future growth.

LOCAL REGULATIONS

City of Corona Development Impact Fees

The City's capital improvement plans specify the types of improvements required to achieve circulation and other goals, and provides a schedule of activities needed to fund, construct, and rehabilitate such improvements. In addition to payment of TUMF fees to the WRCOG (see above), the City requires payment of Development Impact Fees (DIF) per residential unit or non-residential square footage for street and signal improvements to fund transportation improvements to achieve the City's circulation goals.

City of Corona VMT Thresholds

The City's adopted VMT thresholds include a first screening step, to identify projects that would result in a less than significant traffic impact. If not screened out, a project moves on to the next step requiring a detailed VMT study based on comparing estimated project VMT to the exiting VMT for the project area. A significant impact would occur if the project generates total daily VMT per service population above the existing total daily VMT per service population for the City.

4.17.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant housing and population impacts would occur if the proposed Project or any Project-related component would:

Threshold TRA-1 Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities)?

Threshold TRA-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Threshold TRA-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Threshold TRA-4 Result in inadequate emergency access?

4.17.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
TRA-1 Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities)?	☐	☐	☐	☒
TRA-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☐	☒
TRA-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
TRA-4 Result in inadequate emergency access?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact TRA-1: Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

The General Plan Circulation Element describes the circulation system within the City and contains policies mostly pertaining to the broader circulation system the Modified Project would not impact. Each increment of development associated with the Modified Project including the BPI Development would be required to comply with obligatory requirements of the Municipal Code that implement policies of the General Plan pertaining to all forms for circulation. Each phase of the Modified Project would be required to provide sidewalks on all driveways, adequate parking and parking stalls, and street and driveway sections that meet City design criteria and support all form of transportation.

Consistent with existing requirements of the Municipal Code and policies of the General Plan, the BPI Development component will construct several roadway improvements along the project frontages and nearby offsite locations. These improvements are summarized as follows.

- Prior to issuance of first occupancy permits in PAs 1, 2, and 3, the Developer of PAs 1, 2, and 3 shall install: a traffic signal at Street A/Green River Road; construct an eastbound right turn lane on Green River Road at the intersection approach with a minimum of 100-feet of storage; a westbound left turn lane on Green River Road at the intersection approach with 175-feet of storage; and a northbound left turn lane on Green River Road at the intersection approach with 150-feet of storage. For PA 4, the Developer of PA 4 will modify the signal to accommodate a northern leg with an eastbound left turn approach lane with a minimum of 150-feet of storage.
- Prior to issuance of first occupancy permits in PAs 1, 2, and 3, the Developer of PAs 1, 2, and 3 Construct Green River Road to its ultimate General Plan roadway cross-section as a Major Arterial along the Project frontage (right-of-way varies from 118-feet to as wide as 200-feet, ultimate width to be determined at the time of Precise Plan Implementation for the adjacent Planning Areas). The ultimate Green River Road improvement width is constrained near Fresno Road pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan to a width of 118-feet. Roadway, curb and gutter, sidewalk, and landscaping improvements on the south side of Green River Road to be installed by the developer of PAs 1, 2, and 3 and on the north side of Green River Road to be installed by the developer of PA 4 shall be made as required by the final Conditions of Approval for the Project and applicable Specific Plan and City of Corona standards.

- Prior to issuance of first occupancy permits in PAs 1, 2, and 3, the Developer of PAs 1, 2, and 3 shall construct Street A as a private collector (89-foot right-of-way and 65-foot curb-to-curb width) consistent with the applicable Specific Plan and City of Corona standards or as required by the final Conditions of Approval for the Project. However, Street A will narrow to have a minimum 64-foot right-of-way with a 44-foot curb-to-curb width (will not include a raised median) and a 10-foot parkway. The 10-foot parkway will include a 5-foot-wide (minimum) sidewalk on either side of the street.

Impacts associated with conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities would be less than significant and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact TRA-2: Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Based on the results of the VMT Study, the Modified Project's retail component (GC uses in PA 4) meets the local serving screening criteria. However, the remaining BPI Development and ER components do not meet any available screening criteria and therefore the VMT Study included a detailed VMT analysis. The VMT analysis was conducted consistent with the City VMT Guidelines.

The Modified Project's VMT per service population was calculated to be 62.0. With a baseline City threshold VMT per service population of 40.6, the Modified Project would exceed the City's impact threshold by 52.7%. Consequently, the Modified Project would result in a significant impact requiring mitigation. CEQA requires that feasible mitigation measures be implemented to reduce a project's level of impact.

The VMT study determined mitigation of the BPI Development and ER VMT impact should involve development and implementation of transportation demand management (TDM) strategies that are considered feasible and will contribute to reducing project generated VMT. Features to promote the use of alternative transportation modes such as sidewalks, bicycle lanes, and bicycle racks would be included as part of the BPI Development. As part of the TDM Plan, property owner associations and/or building occupants would be required to implement a TDM Plan to discourage single-occupancy vehicle trips for employees and

encourage alternative modes of transportation such as carpooling, transit, walking, and biking. Mitigation Measure **MM TRA-1** defined in section 4.17.10 would reduce VMT impacts associated with the BPI and ER components of the Modified Project. Sufficient TDM reduction strategies do not exist to reduce the project's daily VMT per service population by 52.7% as required to fully mitigate the impact. Consequently, even with implementation of all feasible mitigation, VMT service population thresholds would not be met resulting in a significant and unavoidable transportation impact. As concluded in the 2001 EIR, the Approved Project would result in significant and unavoidable transportation impacts. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project. However, the Modified Project requires implementation of new Mitigation Measure **MM TRA-1**.

Mitigation Measure

The Modified Project introduces the following Mitigation Measure further described in detail Section 4.17.10.

- **MM TRA-1**

Impact TRA-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Development of Modified Project would comply with existing development review procedures in accordance with the Municipal Code, Zoning Code, and the GRRSP that would reduce hazards (e.g., intersection design, roadway design, driveway design, etc.). The design of the Modified Project has been reviewed by the project traffic engineer and City's engineering and fire departments for inconsistencies with design standards and hazardous conditions, and none have been identified. The Modified Project would not create hazardous conditions or incompatible land uses resulting in a less than significant impact and no mitigation is required. Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

Impact TRA-4: Result in inadequate emergency access?

Please see Section 4.9 Hazards and Hazardous Materials, Subsection 4.9.7 Impact HAZ-6, for a thorough discussion of the Modified Project's impacts associated with interference with an adopted emergency response plan or emergency evacuation plan.

4.17.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

As discussed previously, VMT traffic impacts associated with the Modified Project were determined to be significant and unavoidable even with implementation of all feasible mitigation. The VMT metric is inherently a cumulative analysis, because VMT baselines are directly related to the land use pattern of a given area. Also discussed previously, the Approved Project's impacts associated with LOS impacts were determined to be significant and unavoidable with mitigation. Therefore, no new or substantially greater cumulative traffic impact would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

4.17.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures are required.

4.17.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM 4.17.1 Prior to the issuance of building permits for the BPI Development in PA 1, 2 and 3 and the Estate Residential uses in PA 5, separate Transportation Demand Management (TDM) Plans shall be prepared to reduce project VMT. Applicable trip reduction strategies may include but are not limited to the following:

- Implement voluntary local hiring programs.
- Mark preferred parking spaces for vanpools and carpools.
- Provide on-site secured bike parking facilities.
- Provide information on carpooling and vanpooling opportunities to employees.
- Provide an on-site message board in each building or other comparable system to encourage and provide information about public transit, carpooling, and vanpooling, and carpool and vanpool ride-matching services.

The TDM Plan shall include an estimate of the vehicle trip reduction anticipated for each strategy proposed based on published research such as California Air Pollution Control Officers Association (CAPCOA), *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (December 2021) (CAPCOA Handbook).

4.18 TRIBAL CULTURAL RESOURCES

4.18.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing tribal cultural resources within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential impacts to tribal cultural resources from implementation of the Modified Project in comparison to the Approved Project. No Scoping Meeting or NOP comments were received pertaining to this topic.

In accordance with AB 52 and SB 18 requirements, the City sent invitation letters to representatives of the Native American contacts provided by the Native American Heritage Commission (NAHC), formally inviting tribes to consult with the City on the Modified Project. The intent of the consultations is to provide an opportunity for interested Native American contacts to work together with the City during the Project planning process to identify and protect tribal cultural resources. Initial response letters were received from the Gabrieleño Band of Mission Indians – Kizh Nation, Juaneno Band of Mission Indians – Acjachemen Nation, Rincon Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and Soboba Band of Luiseno Indians requesting additional information on the project or consultation. After corresponding with the interested tribes, the Juaneno Band of Mission Indians expressed no further concerns to the City, and three other tribes (Soboba, Pechanga, and Rincon) became nonresponsive to the City's correspondences. Consultation occurred only between the City and Gabrieleno.

This section of the Draft SEIR is based on the *Phase I Cultural Resources Assessment* (CRA), prepared by Brian F. Smith Associates, Inc. (BFSA), dated August 7, 2020, revised January 10, 2024 (Appendix F) and a Sacred Lands File (SLF) search requested from the Native American Heritage Commission (Appendix N).

4.18.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 EIR did not specifically address tribal cultural resources, although Section 4.8 Cultural Resources addressed certain aspects of tribal cultural resources. The Approved Project impact analysis related to tribal cultural resources as presented in Section 4.8 Cultural Resources of the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows.

b) Archeological resources?

d) Ethnic cultural values?

As stated in the 2001 EIR, the GRRSP area contained two manufactured homes, facilities for a horse boarding operation, and a church operating out of an old restaurant building. In addition, a 1939 concrete culvert at the extreme north end of the Approved Project area was evaluated for consideration as a historic resource, but was not considered a historic resource and not eligible for inclusion in the National Register and it has since been removed and replaced. The remainder of the Project area was undeveloped and no other structures existed on site. As a result, the 2001 EIR determined no impact would result.

e) Restriction of sacred uses?

Although the GRRSP area included a church on site, the 2001 EIR determined there were no known unique ethnic or cultural values associated with the site. In addition, there were no known religious or sacred uses on site which would be affected by the Approved development, and no significant impact on religious/sacred uses attributable to the Approved Project would be expected.

Cumulative Impacts

The 2001 EIR determined there were no significant prehistoric or historic archeological resources located within the GRRSP Planning Area. As a result, the 2001 EIR determined, there was no cumulative impact anticipated by the implementation of Approved Project.

4.18.3 ENVIRONMENTAL SETTING

The GRRSP Planning Area encompasses the area adjacent to Green River Road, east of the SR-91/Green River Road interchange and west of Dominguez Ranch Road. The Modified Project site is largely undeveloped. Elevations on site range from 1,110 feet in the southwestern corner of the property to 515 feet in the northeastern corner of the property.

Field Survey

A pedestrian survey was prepared as part of the Cultural Resources Study for the Modified Project on July 10, 2020. The survey was conducted in approximately 10-meter interval transects, when not hindered by steep terrain and dense vegetation. Visibility was moderate due to pockets of dense vegetation found throughout the property. The northern portion of the project consists of gently sloping to almost flat terrain. However, the southern portion of the project is comprised of the steep slopes of the Santa Ana Mountains which are separated by seasonal drainages extending from higher elevations north through the property into the Santa Ana River and the Wardlow Wash. The property historically has been utilized for ranching since at least 1946 that has impacted and disturbed much of the northern portions of the project.

Sacred Lands File Search

A SLF search was also requested from the NAHC. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within a one-mile search radius (Appendix E-2).

Native American Cultural Setting

The CRA (SEIR Appendix E-1) prepared for the Modified Project provides a comprehensive summary of the Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups which are the three general cultural periods represented in Riverside County. The summary references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was primarily represented by the Cahuilla, Gabrielino, and Luiseño Indians. An archaeological and ethnographic perspective summary of these three Native American peoples is presented as follows.

Luiseño: An Archaeological and Ethnographic Perspective

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Ranges mountains at San Jacinto (including Palomar Mountain to the south and Santiago Peak to the north), on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than the Kumeyaay who occupied territory to the south. The Luiseño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct worldview that stemmed from the use of datura (a hallucinogen), and an elaborate religion that included the creation of sacred sand paintings depicting the deity Chingichngish.

Subsistence and Settlement: The Luiseño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were composed of areas that were publicly and privately (by family) owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were intensively used from January to March when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. The Luiseño remained at village sites for the remainder of the year, where food resources were within a day's travel.

Social Organization: Social groups within the Luiseño nation consisted of patrilinear families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or nota, which was headed by a chief who organized ceremonies and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental knowledge and who, with the chief, were part of a religion-based social group with special access to supernatural power, particularly that of Chingichngish. The positions of chief and assistants were hereditary, and the complexity and multiplicity of these specialists' roles likely increased in A Phase I Cultural Resources Assessment for the Green River Ranch III Project coastal and larger inland villages.

Marriages were arranged by the parents, often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1976). Women were primarily responsible for plant gathering and men principally hunted, although, at times, particularly during acorn and marine mollusk harvests, there was no division of labor. Elderly women cared for children and elderly men participated in rituals, ceremonies, and political affairs. They were also responsible for manufacturing hunting and ritual implements. Children were taught subsistence skills at the earliest age possible.

Material Culture: House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular, protected workplaces for domestic chores such as cooking. Ceremonial sweathouses were important in purification rituals; these were round and partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the wámkis (located in the center of the village, serving as the place of rituals), where sand paintings and other rituals associated with the Chingichngish religious group were performed.

Clothing was minimal; women wore a cedar-bark and netted twine double apron and men wore a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included deerskin moccasins and sandals fashioned from yucca fibers. Adornments included bead necklaces and pendants made of bone, clay, stone, shell, bear claw, mica, deer hooves, and abalone shell. Men wore ear and nose piercings made from cane or bone, which were sometimes decorated with beads. Other adornments were commonly decorated with semiprecious stones including quartz, topaz, garnet, opal, opalite, agate, and jasper.

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wood tip or a lithic point, usually fashioned from locally available metavolcanic material or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for nearshore fishing and harvested fish with seines, nets, traps, and hooks made of bone or abalone shell.

The Luiseño had a well-developed basket industry. Baskets were used in resource gathering, food preparation, storage, and food serving. Ceramic containers were shaped by paddle and anvil and fired in shallow, open pits to be used for food storage, cooking, and serving. Other utensils included wood implements, steatite bowls, and ground stone manos, metates, mortars, and pestles. Additional tools such as knives, scrapers, choppers, awls, and drills were also used. Shamanistic items include soapstone or clay smoking pipes and crystals made of quartz or tourmaline.

Cahuilla: An Archaeological and Ethnographic Perspective

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish religious group of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group.

Subsistence and Settlement: Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and also afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting.

Social Organization: The Cahuilla was not a political nation, but rather a cultural nationality with a common language. Two non-political, non-territorial patrimoieties were recognized: the Wildcats (túktem) and the Coyotes. Lineage and kinship were memorized at a young age among the Cahuilla, providing a backdrop for political relationships. Clans were composed of three to 10 lineages; each lineage owned a village site and specific resource areas. Lineages within a clan cooperated in subsistence activities, defense, and rituals.

A system of ceremonial hierarchy operated within each lineage. The hierarchy included the lineage leader, who was responsible for leading subsistence activities, guarding the sacred bundle, and negotiating with other lineage leaders in matters concerning land use, boundary disputes, marriage arrangements, trade, warfare, and ceremonies. The ceremonial assistant to the lineage leader was responsible for organizing ceremonies. A ceremonial singer possessed and performed songs at rituals and trained assistant singers. The shaman cured illnesses

through supernatural powers, controlled natural phenomena, and was the guardian of ceremonies, keeping evil spirits away. The diviner was responsible for finding lost objects, telling future events, and locating game and other food resources. Doctors were usually older women who cured various ailments and illnesses with their knowledge of medicinal herbs. Finally, certain Cahuilla specialized as traders, who ranged as far west as Santa Catalina and as far east as the Gila River.

Marriages were arranged by parents from opposite moieties. When a child was born, an alliance formed between the families, which included frequent reciprocal exchanges. The Cahuilla kinship system extended to relatives within five generations. Important economic decisions, primarily the distribution of goods, operated within this kinship system.

Material Culture: Cahuilla houses were dome-shaped or rectangular, thatched structures. The home of the lineage leader was the largest, located near the ceremonial house with the best access to water. Other structures within the village included the men's sweathouse and granaries.

Cahuilla clothing, like other groups in the area, was minimal. Men typically wore a loincloth and sandals; women wore skirts made from mesquite bark, animal skin, or tules. Babies wore mesquite bark diapers. Rabbit skin cloaks were worn in cold weather.

Hunting implements included the bow and arrow, throwing sticks, and clubs. Grinding tools used in food processing included manos, metates, and wood mortars. The Cahuilla were known to use long grinding implements made from wood to process mesquite beans; the mortar was typically a hollowed log buried in the ground. Other tools included steatite arrow shaft straighteners.

Baskets were made from rush, deer grass, and skunkbrush. Different species and leaves were chosen for different colors in the basket design. Coiled-ware baskets were either flat (for plates, trays, or winnowing), bowl-shaped (for food serving), deep, inverted, and cone-shaped (for transporting), or rounded and flat-bottomed for storing utensils and personal items.

Cahuilla pottery was made from a thin, red-colored ceramic ware that was often painted and incised. Four basic vessel types are known for the Cahuilla: small-mouthed jars, cooking pots, bowls, and dishes. Additionally, smoking pipes and flutes were fashioned from ceramic.

Gabrielino: An Archaeological and Ethnographic Perspective

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente

Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California.

Subsistence and Settlement: The Gabrielino lived in permanent villages and occupied smaller resource-gathering camps at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams and in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements.

Social Organization: The social structure of the Gabrielino is little known; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays.

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power.

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain.

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages.

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women’s duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing.

Material Culture: Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a yuvar, an open-air structure built near the chief's house.

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads.

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items.

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since it was valued so much by groups throughout southern California.

Ethnohistoric Period (1769 to Present)

Traditionally, the history of the state of California can be referred to together as the Ethnohistoric Period from 1769 to the present. European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Over the ensuing years, early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals. Later on in the late 1700s, Spanish colonization expeditions started exploring San Diego, Riverside, Orange and Los Angeles Counties eventually establishing missions. Each mission gained power through the support of a large, subjugated Native American workforce.

Early colonization efforts were followed by the establishment of estancias. Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order. The treatment of Native Americans grew worse during the Mexican Rancho

Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us.

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated.

4.18.4 PROJECT DESIGN FEATURES (PDF)

No Project Design Features are proposed for the Modified Project.

4.18.5 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

There are no federal regulations that apply to the Modified Project.

STATE REGULATIONS

California Public Resources Code

Archaeological resources are protected pursuant to a wide variety of state policies and regulations enumerated under the California Public Resources Code. In addition, cultural resources are recognized as a nonrenewable resource and therefore receive protection under the California Public Resources Code and CEQA.

California Public Resources Code 5097.9–5097.991 provides protection to Native American historical and cultural resources, and sacred sites and identifies the powers and duties of the Native American Heritage Commission (NAHC). It also requires notification of discoveries of

Native American human remains, descendants and provides for treatment and disposition of human remains and associated grave goods.

California Health and Safety Code

The discovery of human remains is regulated by California Health and Safety Code Section 7050.5, which states that:

> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation…until the coroner…has determined…that the remains are not subject to…provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible…. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and…has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

California Senate Bill 18

Existing law provides limited protection for Native American prehistoric, archaeological, cultural, spiritual, and ceremonial places. These places may include sanctified cemeteries, religious, ceremonial sites, shrines, burial grounds, prehistoric ruins, archaeological or historic sites, Native American rock art inscriptions, or features of Native American historic, cultural, and sacred sites.

Senate Bill 18 was signed into law in September 2004 and went into effect on March 1, 2005. It places new requirements upon local governments for developments within or near "traditional tribal cultural places" (TTCP). Per SB 18, the law requires local jurisdictions to provide opportunities for involvement of California Native Americans tribes in the land planning process for the purpose of preserving traditional tribal cultural places. The Final Tribal Guidelines recommends that the NAHC provide written information as soon as possible but no later than 30 days to inform the lead agency if the proposed project is determined to be in proximity to a TTCP and another 90 days for tribes to respond to a local government if they want to consult to determine whether the project would have an adverse impact on the TTCP. There is no statutory limit on the consultation duration. Forty-five days before the action is publicly considered by the local government council, the local government refers action to agencies, following the CEQA public review time frame. The CEQA public distribution list may include tribes listed by the NAHC who have requested consultation or it may not. If the NAHC, the tribe, and interested parties agree upon the mitigation measures necessary for the

proposed project, they would be included in the project's EIR. If both the City of Corona and the tribe agree that adequate mitigation or preservation measures cannot be taken, neither party is obligated to take action.

Per SB 18, a city or county is required to consult with the NAHC and any appropriate Native American tribe prior to the adoption, revision, amendment, or update of a city's or county's general plan. Although SB 18 does not specifically mention consultation or notice requirements for adoption or amendment of specific plans, the Final Tribal Guidelines advises that SB 18 requirements extend to specific plans as well, because state planning law requires local governments to use the same process for amendment or adoption of specific plans as general plans (defined in Government Code § 65453). In addition, SB 18 provides a new definition of TTCP requiring a traditional association of the site with Native American traditional beliefs, cultural practices, or ceremonies or the site must be shown to actually have been used for activities related to traditional beliefs, cultural practices, or ceremonies. (Previously, the site was defined to require only an association with traditional beliefs, practices, lifeways, and ceremonial activities.) In addition, SB 18 law also amended Civil Code Section 815.3 and adds California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.

Assembly Bill 52

AB 52 took effect July 1, 2015, and requires inclusion of a new section in CEQA documents titled Tribal Cultural Resources (TCR), which includes heritage sites. Under AB 52, a tribal cultural resource is defined in a similar way to tribal cultural places under SB 18 sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources. Or the lead agency, supported by substantial evidence, chooses at its discretion to treat the resource as a tribal cultural resource.

Similar to SB 18, AB 52 requires consultation with tribes at an early stage to determine whether the project would have an adverse impact on the TCR and mitigation to protect them. Per AB 52, within 14 days of deciding to undertake a project or determining that a project application is complete, the lead agency must provide formal written notification to all tribes who have requested it. The tribe then has 30 days of receiving the notification to respond if it wishes to engage in consultation. The lead agency must initiate consultation within 30 days of receiving the request from the tribe. Consultation concluded when both parties have agreed on measures to mitigate, or avoid a significant effect to a tribal cultural resource, or a party, after a reasonable effort tin good faith, decides that mutual agreement cannot be reached. Regardless of the outcome of consultation, the CEQA document must disclose significant impacts on tribal cultural resources and discuss feasible alternatives or mitigation that avoid or lessen the impact.

REGIONAL REGULATIONS

There are no regional regulations that apply to the Modified Project.

LOCAL REGULATIONS

General Plan Historic Resources Element

The following are relevant policies from the Historic Resources Element of the Corona General Plan, which may contribute to reduce potential tribal cultural resources impacts as a result of implementation of the proposed Modified Project.

Policy HR-3.1: Require appropriate treatment/preservation of archaeological collections in a culturally appropriate manner, in accordance with state and federal standards, and in consultation with interested Native American tribes that have traditional cultural affiliation with the project area and/or the resources affected by the project.

Policy HR-3.2: Require that development proposals incorporate specific measures to identify, protect, and preserve cultural resources in the planning, environmental review, and development process.

Policy HR-3.3: Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist and appropriate mitigation measures applied, pursuant to § 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting professional standards, which shall be submitted to the appropriate CHRIS information center.

Policy HR-3.4: Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require evaluation of the site by a qualified archaeologist. The applicant shall implement the recommendations of the archaeologist, subject to the approval of the City Planning Department.

Policy HR-3.5: Any project that involves earth-disturbing activities in an area determined to be archaeologically or culturally sensitive shall require consultation by the applicant with interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, for the purposes of determining resources impacts and appropriate mitigation to address such impacts. Applicant shall also arrange for monitoring of earth- disturbing activities by interested federally recognized American Indian Tribe(s) that have a traditional cultural affiliation with the project area and/or the resources affected by the project, if requested.

Policy HR-3.8: In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area shall be protected and the project applicant immediately shall notify the Riverside County Coroner and comply with provisions of the Health and Safety Code § 7050.5, including PRC

§ 5097.98, if applicable. If the find is determined to be Native American human remains, the applicant shall consult with the Most Likely Descendent to determine appropriate treatment for such remains.

4.18.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold TCR-1 Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

4.18.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

TCR-1	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
TCR-2	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact TCR-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Impact TCR-2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency

shall consider the significance of the resource to a California Native American tribe?

Change in Circumstance or New Information Requiring Major or Minor EIR Revisions.

As determined in Section 4.5 Cultural Resources, the Modified Project site includes a board-formed concrete water tank, a concrete-lined reservoir, and a front-gabled cinderblock garage, however, does not contain resources eligible for listing on a register of historical resources. In addition, the Cultural Resources Assessment (Appendix E) prepared for the Project included a records search for the Modified Project site and surrounding area was conducted through the Eastern Information Center at the University of California Riverside and did not identify any historical resources as defined in Public Resources Code section 5020.1(k) on the site. However, as previsoulsy stated in Section 4.5, Cultural Resources, given the prior disturbance and historic use of the Project site, and the proximity to multiple natural sources of water, unknown buried archaeological deposits may be encountered within the Planning Area during grading operations. Due to current best practices and the City's General Plan, it is understood that unknown resources may be encounter during development of the Modified Project may occur resulting in a significant impact. As stated in Section 4.5.10, **Mitigation Measure, MM CUL-1**, all earthwork for development of the Modified Project would be required to be monitored by a qualified archaeologist and protocols within the Mitigation Monitoring Reporting Program (MMRP) are to be followed.

Furthermore, the SLF search (Appendix E-2) completed by the NAHC to determine if recorded Native American sacred sites or locations of religious or ceremonial importance are present within a one-mile radius of the Project site, yielded negative results. Given that there are no known tribal cultural resources on or adjacent to the Modified Project site, there is a limited potential for the Project to impact tribal cultural resources.

However, as part of the AB 52 and SB 18 consultation processes, the Gabrieleño Band of Mission Indians – Kizh Nation have indicated there is a high potential to impact TCRs during grading activities of the Modified Project due to the prehistoric activities that occurred within and around the GRRSP Planning Area. In consideration of the Gabrieleño Band of Mission Indians – Kizh Nation, their suggested **Mitigation Measures, MM TCR-1 thru TCR-3**, would be included to reduce the potential impact to unknown Tribal Cultural Resource unearthed during grading construction activities. Thus, impacts to tribal cultural resources would be reduced to less than significant with implementation of **MM CUL-1**, **MM TCR-1** thru **TRC-3**. However, no substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

Mitigation Measure

The Modified Project introduces the following Mitigation Measures and are further described in detail Section 4.18.10.

- **MM TCR-1 thru TCR-3**
- **MM CUL-1** as previously defined in Section 4.5.10.

4.18.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/ Change in Circumstance or New Information Requiring Major or Minor EIR Revisions.

The cumulative study area for tribal cultural resources includes the City of Corona region, which contains the same general tribal historic setting. Other projects throughout the City that would involve ground disturbances could reveal buried tribal cultural resources.

Cumulative impacts to tribal cultural resources would be reduced by compliance with applicable regulations and consultations required by SB 18. As described above, the GRRSP Planning Area is not known to contain tribal cultural resources; however, Mitigation Measures CUL-1, and TCR-1 thru TCR-3 would be implemented to ensure that impacts would not occur in the case of an inadvertent discovery of a potential tribal cultural resource.

These mitigation measures ensure that the Modified Project would not contribute to a cumulative loss of tribal cultural resources. Therefore, potential cumulative impacts would be less than significant. However, no substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR.

4.18.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No prior mitigation measures were required as determined in the 2001 EIR.

4.18.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations(i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

MM TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)
E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

MM TCR-3: Procedures for Burials and Funerary Remains:

A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and

keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.

E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

MM CUL-1: as previously defined in Section 4.5.10.

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4.19 UTILITIES AND SERVICE SYSTEMS

4.19.1 INTRODUCTION

This section provides a summary of applicable impacts and mitigation measures from the 2001 EIR, an overview of existing utility and service systems within the GRRSP Planning Area and surrounding region, a summary of applicable regulations, and analyses of potential changes in impacts utility and service systems from implementation of the Modified Project in comparison to the Approved Project. Utilities and services systems include water supply and distribution systems; wastewater (sewage) conveyance and treatment; storm drainage systems; solid waste collection and disposal services; and other public utilities.

Mitigation measures are recommended as necessary to reduce significant air quality impacts. No NOP comment letters were received pertaining to this topic. A Public Scoping Meeting comment was received from Francesca Da Sacco pertaining to this topic.

This section of the Draft SEIR is based on the *Preliminary Wastewater Report Green River Rach Business Park*, prepared by KWC Engineers, dated April 2022 (Appendix O-1), the *Preliminary Water Report Green River Rach Business Park*, prepared by KWC Engineers, dated November 2021(Appendix O-2), and the *Water Supply Assessment for the Green River Ranch Business Park*, prepared by Michael Baker International, dated June 2024 (Appendix O-3).

4.19.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The Approved Project impact analysis related to utilities and service systems as presented in the 2001 EIR as well as any mitigation measures identified to reduce significant impacts are summarized as follows:

a) Power or natural gas?

As determined in the 2001 EIR, impacts to power services provided by Southern California Edison (SCE), and natural gas services provided by the Southern California Gas Company (SGC) would be less than significant as the Approved Project would produce a small percentage of the electricity/natural gas utilized by consumers or provided by these utilities on a daily basis. The 2001 EIR stated prior to the issuance of building permits, the developer shall submit plans showing the incorporation of energy conservation measures into the project in accordance with Title 24 of the California Administrative Code, and prior to the issuance of certificates of occupancy, the developer shall extend existing power and gas lines into the site in coordination with SCE and the Gas Company, and in accordance with Public Utilities Commission (PUC) regulations. The 2001 determined upon compliance with these

requirements, with implementation of the Approved Project no significant impacts would occur.

b) Communications systems?

As determined in the 2001 EIR, telephone service to the Approved Project area is provided by Pacific Bell and provides service on demand. As concluded in the 2001 EIR, coordination with Pacific Bell will ensure timely service, and with implementation of the Approved Project, no significant impact would occur.

c) Water treatment/distribution/supply?

As determined in the 2001 EIR, implementation of the Approved Project's Conceptual Water Plan as prescribed in the Approved GRRSP will reduce impacts related to provision of water delivery infrastructure to less than significant. As stated in the 2001 EIR, although the existing water delivery infrastructure system will need to be expanded, the Conceptual Water Plan contained in the Approved GRRSP provides the necessary infrastructure to accommodate development in the Approved GRRSP Planning Area within the City's water service zones 1 and 2. In addition, the Approved Project although will likely increase demand for water, the 2001 EIR conlcuded the City of Corona Water Utilities Department indicated that there are sufficient water supplies to serve the water demand for the Approved GRRSP Planning Area. Consequently, the 2001 EIR determined the increase in water demand resulting from development of the Approved Project is considered to be less than significant.

d) Sewer or septic tanks?

The 2001 EIR determined, although the Approved Project will likely increase wastewater effluent flows to the City's wastewater treatment system, the City of Corona Water Utilities Department indicates that there is sufficient wastewater capacity to serve the wastewater generation estimated for the Specific Plan area. As such, the 2001 EIR determined the increase in wastewater resulting from development of the Specific Plan is considered to be less than significant.

e) Storm water drainage?

The 2001 EIR determined, the Approved Project site is not within any identified 100-year flood zone or dam inundation area, and modification of existing topography would change the rate, flow, and direction of stormwater and may produce localized flooding. Although storm flows resulting from implementation of the Approved Project will exceed the capacity of the existing culverts, as included in mitigation measures MM 4.11.2A and 4.11.2B the construction of three on-site detention basins will reduce the volume of storm flows to a level that the existing culverts can sufficiently accommodate. As determined in the 2001 EIR, adherence to the above stated mitigation measures would reduce potential impacts associated with any increase in the amount of surface runoff to less significant levels.

f) Solid waste?

As determined in the 2001 EIR, development of the Approved Project would generate solid waste from use and occupancy of the on-site commercial, industrial and residential uses. As stated in the 2001 EIR, the amount of solid waste estimated to be generated by the Approved Project amounts to significantly less than 1 percent of this average daily volume. Based on this information, the 2001 EIR determined no significant impact related to solid waste issues is anticipated.

Cumulative Impacts?

As stated in the 2001 EIR, the Approved Project's development associated with the GRRSP would increase water service demand to the City of Corona by approximately 236-acre feet per year (211,213gpd). However, the 2001 EIR determined the City of Corona Water Utilities department has stated existing water sources can accommodate the projected level of population and employment growth created by the Approved Project. In addition, the 2001 EIR stated this increase in demand of 236-acre feet associated with the Approved Project is an increase of less than 1 percent of current water sales (0.85 percent) and both imported surface water and local groundwater supplies are expected to be available to meet service area water demand in the future. In addition, the 2001 EIR determined the Water Utilities Department has anticipated increases in water demand and the associated infrastructure in its water facilities and supply planning efforts. Therefore, as determined in the 2001 EIR, the Approved Project's contributions to potential cumulative water service impacts (an increase of 0.85 percent of the current total water demand) are considered to be less than significant.

In addition, the 2001 EIR determined new development associated with the Approved Project would increase wastewater generation, however existing wastewater treatment facilities can accommodate the projected level of population and employment growth created by the Approved Project. Furthermore, the 2001 concluded that existing and planned wastewater facilities are expected to be available to meet citywide wastewater generation in the future. Therefore, the 2001 EIR determined contributions to potential cumulative wastewater service impacts are considered to be less than significant.

4.19.3 ENIVRIONMENTAL SETTING

Water Service

Water service to the GRRSP Planning Area will be provided by the City of Corona's Utilities Department (CUP). The City's domestic potable water supply is derived from the following sources: local wells, Colorado River, and State Water Project water from the Metropolitan Water District of Southern California (MWD). The local wells are located in the Temescal, Bedford, and Coldwater Basins. Water deliveries supplied from the State Water Project are conveyed directly to the City's existing water filtration plant.

Under existing conditions, An existing 10" waterline extends along Dominguez Ranch Road from the adjacent Sierra Del Oro community. The existing 16" water transmission line along Green River Road, which currently terminates at near the eastern edge of the project, will be extended to service the Specific Plan area to Fresno Road, and then extend south to the limits of Fresno Road. 12" lines will be extended onsite to service all of the nonresidential areas. 12" lines will be constructed to service the residential areas.

Storm Water Drainage

Within the Modified Project area, there are four major flowlines convey towards Green River Road. Two of the four major flowlines converge into single stream towards a headwall inlet structure then convey across Green River Road to the north. This runoff combines with the offsite drainage area from Green River Road, the runoff ultimately convey towards BNSF railroad and to an existing 72-inch CMP underneath 91 Freeway. South of Green River Roar, the additional two drainage areas flow northerly towards Green River Road and then convey across the street via existing storm drain facilities. Along with small offsite area, these runoff will continue flow via natural streambed towards BNSF railroad and eventually discharge under existing 54-inch CMP underneath 91 Freeway.

Sewer System

The City of Corona CUD is the primary provider of sewer and sanitation services to Corona. The CUD, Wastewater Division services a population of approximately 168,000 people over 38.5 square miles. The City sewer system is comprised of 13 sewer lift stations and associated force mains, three water reclamation facilities, and a network of gravity sewer pipes of approximately 368 miles with sizes ranging from 6 inches to 42 inches in diameter. Approximately 83 percent of City pipes are 8 inches in diameter. The El Cerrito area is currently on septic systems. The City also has capacity in the (Western Riverside County Wastewater Authority) WRCRWA Plant; the City has a capacity of 2.62 million gallons per day (WRCRWA 2019b).

The site is in Sewershed 10 and drains north towards Green River Road. Nearby developments utilize the Sierra Del Oro Lift Station (SDO LS) to convey wastewater easterly through a 12-inch sewer force main in Palisades Drive. Sewage then flows by gravity through the 21-inch Railroad Trunk Sewer to WRF No. 1. The current treatment capacity of WRF No. 1 is 11.5 MGD with an expected future reliable treatment capacity of 14.5 MGD with improvements. It is our understanding that the WRF No. 1 has available treatment capacity to serve the Project. There is an existing 10-inch gravity sewer line in Green River Road that collects flows from Kraft Ranch and surrounding developments and conveys them easterly to the Sierra Del Oro Lift Station. The Green River Lift Station is located northwest of the Project and conveys flows in an 8-inch force main that runs along the north side of the project and discharges to the existing 10-inch gravity sewer line in Green River Road. The Prado Lift Station is located

northeast of the Project and conveys flow through a 4-inch force main to the existing 10-inch gravity sewer line in Green River Road. Per the City 2005 Sewer Master Plan modeling results, the existing 10-inch gravity sewer line in Green River Road is flowing over full pipe capacity and needs to be replaced with a larger line.

The SDO LS was constructed in 1987 and is approaching the end of its useful life. The lift station has a total pumping capacity of 1,460 gallons per minute (gpm). The 2005 Sewer Master Plan estimates that the ultimate peak wet weather flow to the lift station will be 1950 gpm. From Table 2-4, this study shows a PWWF of 0.255 cfs which equates to 114 gpm from the proposed BPI development and future commercial and estate residential development. The Modified Project will be required to participate in the relocation and upgrade of the SDO LS and surrounding improvements.

Solid Waste Services

The Riverside County Department of Waste Resources (RCDWR) is responsible for the efficient and effective landfill disposal of non-hazardous waste within the County, and operates six active landfills in addition to holding a contract agreement to dispose of waste at the private El Sobrante Landfill (Riverside County, 2015). Solid waste generated in the Project area is disposed of at either the El Sobrante Landfill, Lamb Canyon Landfill, or Badlands Landfill. The El Sobrante Landfill is currently permitted to receive 16,054 tons per day (tpd), while the average daily tonnage in June 2022 was 11,003 tpd. The Lamb Canyon Landfill is permitted to receive 5,000 tpd, while data from June 2022 shows that the Lamb Canyon Landfill received a daily average of approximately 2,095.7 tpd. The Badlands Landfill is permitted to receive 4,800 tpd, while in May 2022 the Badlands Landfill received an average of 2,479 tpd. (RCDWR, 2022).

Under existing conditions, the City of Corona contracts with Waste Management Inc. (WMI) for trash and recycling services. In 2018, 256,311 tons of solid waste and 152 tons of alternative daily from the City were landfilled (CalRecycle, 2019a). It is anticipated that some industrial users may contract with private waste disposal companies. It is also anticipated future development of the GRRSP Planning Area, individual tenants and residents of the Modified Project will participate in recycling programs as offered by the City and other private organizations.

Other Service

The GRRSP Planning Area also is located in the service territories of the Southern California Gas Company (SoCalGas) (natural gas) and Southern California Edison (electricity).

4.19.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL REGULATIONS

Clean Water Act and National Pollution Elimination Discharge System

Wastewater treatment before effluent is discharged to Waters of the United States is required by the federal Clean Water Act, United States Code, Title 33, Sections 1251 et seq. Requirements for waste discharges from publicly owned treatment works to navigable waters are addressed in National Pollution Elimination Discharge System (NPDES) regulations under the Clean Water Act. NPDES permits for such discharges in the Project region are issued by the Santa Ana Regional Water Quality Control Board.

Safe Water Drinking Act

The federal Safe Drinking Water Act regulates the nation's drinking water and gives the US Environmental Protection Agency (EPA) the authority to set national drinking water standards and regulations. All public water systems that provide service to 25 or more individuals must meet these standards. Water purveyors must monitor for contaminants on fixed schedules and report to the EPA when a maximum contaminant level is exceeded. Contaminants include organic and inorganic chemicals, substances that are known to cause cancer, radionuclides, and microbial contaminants (e.g., coliform and E. coli). The California Department of Public Health is responsible for implementation of the Safe Drinking Water Act in California.

United States Department of Energy/Federal Energy Regulatory Commission

The United States Department of Energy (DOE) is the federal agency responsible for establishing policies regarding energy conservation, domestic energy production and infrastructure. The Federal Energy Regulatory Commission (FERC) is an independent federal agency, officially organized as part of the DOE which is responsible for regulating interstate transmission of natural gas, oil and electricity, reliability of the electric grid and approving of construction of interstate natural gas pipelines and storage facilities. The Energy Policy Act of 2005 has also granted FERC with additional responsibilities of overseeing the reliability of the nation's electricity transmission grid and supplementing state transmission siting efforts in national interest electric transmission corridors.

FERC has authority to oversee mandatory reliability standards governing the nation's electricity grid. FERC has established rules on certification of an Electric Reliability Organization (ERO) which establishes, approves and enforces mandatory electricity reliability standards. The North American Electric Reliability Corporation (NERC) has been certified as the nation's ERO by FERC to enforce reliability standards in all interconnected jurisdictions in North America. Although FERC regulates the bulk energy transmission and reliability throughout the United States, the areas outside of FERC's jurisdictional responsibility include

state level regulations and retail electricity and natural gas sales to consumers which falls under the jurisdiction of state regulatory agencies.

The Federal Communications Commission (FCC) requires all new cellular tower construction to be approved by the state or local authority for the proposed site and comply with FCC rules involving environmental review. Additionally, the Telecommunications Act of 1996 requires construction of new cellular towers to comply with the local zoning authority. (FERC, n.d.)

STATE REGULATIONS

Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act was established to ensure adequate water supplies are available for future uses. To promote the conservation and efficient use of water, the Act requires local agencies to adopt a water efficient landscape ordinance. When such an ordinance had not been adopted, a finding as to why (based on the climatic, geologic, or topographical conditions) such an ordinance is not necessary, must be adopted. In the absence of such an ordinance or findings, the policies and requirements contained in the "model" ordinance drafted by the State of California shall apply within the affected jurisdiction. (CA Legislative Info, n.d.)

Water Recycling in Landscaping Act

In 2000, SB 2095 (Water Recycling in Landscaping Act) was approved by Governor Davis requiring any local public or private entity that produces recycled water and determines that within 10 years it will provide recycled water within the boundaries of a local agency, to notify the local agency of that fact. In turn, local agencies are required to adopt and enforce within 180 days a specified recycled water ordinance, unless the local agency adopted a recycled water ordinance or other regulation requiring the use of recycled water in its jurisdiction prior to January 1, 2001. (CA Legislative Info, n.d.)

Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMP Act) was proposed and adopted to ensure that water planning is conducted at the local level, as the State of California recognized that two water agencies in the same region could have very different impacts from a drought. The UWMP Act requires water agencies to develop UWMPs over a 20-year planning horizon, and further required UWMPs to be updated every five years. UWMPs are exempt from compliance with CEQA. (DWR, 2016, p. 1-2)

The UWMPs provide a framework for long term water planning and inform the public of a supplier's plans for long-term resource planning that ensures adequate water supplies for existing and future demands. This part of the California Water Code (CWC) requires urban water suppliers to report, describe, and evaluate:

- Water deliveries and uses;
- Water supply sources;
- Efficient water uses;
- Demand management measures; and
- Water shortage contingency planning. (DWR, 2016, p. 1-3)

The UWMP Act has been modified over the years in response to the State's water shortages, droughts, and other factors. A significant amendment was made in 2009, after the drought of 2007-2009 and as a result of the governor's call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as SB X7-7. This Act required agencies to establish water use targets for 2015 and 2020 that would result in statewide savings of 20 percent by 2020. Beginning in 2016, retail water suppliers are required to comply with the water conservation requirements in SB X7-7 in order to be eligible for State water grants or loans. Retail water agencies are required to set targets and track progress toward decreasing daily per capita urban water use in their service area, which will assist the State in meeting its 20 percent reduction goal by 2020. (DWR, 2016, p. 1-2)

Government Code § 66473.7(b)(2) (Senate Bill 221)

Under Senate Bill (SB) 221, approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply. SB 221 is intended as a 'fail safe' mechanism to ensure that collaboration on finding the needed water supplies to serve a new large subdivision occurs before construction begins. SB 221 requires the legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove a tentative map, must include as a condition in any tentative map that includes a subdivision a requirement that a sufficient water supply shall be available. Proof of the availability of a sufficient water supply must be requested by the subdivision applicant or local agency, at the discretion of the local agency, and id based on written verification from the applicable public water system within 90 days of a request. SB 221 does not apply to any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses, or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses, or housing projects that are exclusively for very low and low-income households. (DWR, 2003; CA Legislative Info, n.d.)

California SB 610

The CWC §§ 10910 through 10915 were amended by the enactment of SB 610 in 2002. SB 610 requires an assessment of whether available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and

multiple dry year conditions. Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in CWC § 10912 [a]) subject to CEQA. (DWR, 2003; CA Legislative Info, n.d.) For the purposes of SB 610, "project" means any of the following:

1. (1) A proposed residential development of more than 500 dwelling units.
2. (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
3. (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
4. (4) A proposed hotel or motel, or both, having more than 500 rooms.
5. (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
6. (6) A mixed-use project that includes one or more of the projects specified in this subdivision.
7. (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project. (DWR, 2003; CA Legislative Info, n.d.)

California Water Code § 10610 et seq. (SB 901)

Signed into law on October 16, 1995, SB 901 required every urban water supplier to identify as part of its urban water management plan, the existing and planned sources of water available to the supplier over a prescribed 5-year period. The code requires the water service purveyor to assess the projected water demand associated with a proposed project under environmental review. Later provisions of SB 901 required compliance in the event that the proposed Project involved the adoption of a specific plan, amendment to, or revision of the land use element of a general plan or specific plan that would result in a net increase in the state population density. Upon completion of the water assessment, cities and counties may agree or disagree with the conclusions of the water service purveyors, but cannot approve projects in the face of documented water shortfalls without first making certain findings. (CA Legislative Info, n.d.)

Executive Order (EO) B-29-15 ordered the State Water Resources Control Board (SWRCB) to impose restrictions to achieve a 25-percent reduction in potable urban water usage through February 28, 2016; directed the California Department of Water Resources (DWR) to lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes; and directed the California Energy Commission to implement a statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices. (SWRCB, 2020)

Executive Order B-37-16

Signed on May 9, 2016, EO B-37-16 established a new water use efficiency framework for California. The order bolstered the state's drought resilience and preparedness by establishing longer-term water conservation measures that include permanent monthly water use reporting, new urban water use targets, reducing system leaks and eliminating clearly wasteful practices, strengthening urban drought contingency plans, and improving agricultural water management and drought plans. (SWRCB, 2020)

Executive Order B-40-17

Signed on April 7, 2017, EO B-40-17 ended the drought state of emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne, where emergency drinking water projects will continue to help address diminished groundwater supplies. It maintains water reporting requirements and prohibitions on wasteful practices. The order was built on actions taken in Executive Order B-37-16, which remains in effect. In a related action, state agencies, including the DWR, released a plan to continue making water conservation a way of life. (SWRCB, 2020)

Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA) established a new structure for managing California's groundwater resources at a local level by local agencies. SGMA required, by June 30, 2017, the formation of locally-controlled groundwater sustainability agencies (GSAs) in the State's high- and medium- priority groundwater basins and subbasins (basins). A GSA is responsible for developing and implementing a groundwater sustainability plan (GSP) to meet the sustainability goal of the basin to ensure that it is operated within its sustainable yield, without causing undesirable results. The GSP Emergency Regulations for evaluating GSPs, the implementation of GSPs, and coordination agreements were adopted by DWR and approved by the California Water Commission on May 18, 2016. (DWR, n.d.)

SB 610

SB 610, codified in CWC §§ 10910-10915, specifies the requirements for water supply assessments (WSAs) and their role in the CEQA process, and defines the role UWMPs play in the WSA process. SB 610 requires that, for projects subject to CEQA that meet specific size criteria, the water supplier prepare WSAs that determine whether the water supplier has sufficient water resources to serve the projected water demands associated with the projects. SB 610 provides specific guidance regarding how future supplies are to be calculated in the WSAs where an applicable UWMP has been prepared. Specifically, a WSA must identify existing water supply entitlements, water rights, or water service contracts held by the public water system, and prior years' actual water deliveries received by the public water system. In addition, the WSA must address water supplies over a 20-year period and consider normal,

single-dry, and multiple-dry year conditions. In accordance with SB 610, projects for which a WSA must be prepared are those subject to CEQA that meet any of the following criteria:

- Residential developments of more than 500 dwelling units;
- Shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- Commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- Hotels, motels, or both, having more than 500 rooms;
- Industrial, manufacturing, or processing plants, or industrial parks planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area
- Mixed-use projects that include one or more of the projects specified in this subdivision; or
- Projects that would demand an amount of water equivalent to or greater than the amount of water

required by a 500-dwelling-unit project. (CWC § 912, CEQA Guidelines § 15155(a).

The WSA must be approved by the public water supplier serving the project at a regular or special meeting and must be incorporated into the CEQA document. The lead agency must then make certain findings related to water supply based on the WSA.

In addition, under SB 610, a water supplier responsible for the preparation and periodic updating of an UWMP must describe the water supply projects and programs that may be undertaken to meet the total project water use of the service area. If groundwater is identified as a source of water available to the supplier, the following additional information must be included in the UWMP: (1) a groundwater management plan; (2) a description of the groundwater basin(s) to be used and the water use adjudication rights, if any; (3) a description and analysis of groundwater use in the past 5 years; and (4) a discussion of the sufficiency of the groundwater that is projected to be pumped by the supplier. (OPR, 2017c, p. 69)

SB 606

SB 606 would require an urban retail water supplier to calculate an urban water use objective no later than November 1, 2023, and by November 1 every year thereafter, and its actual urban water use by those same dates. The bill would require an urban retail water supplier to submit a report to the department for these purposes by those dates. SB 606 would authorize the board to issue information orders, written notices, and conservation orders to an urban retail water supplier that does not meet its urban water use objective, as specified. The bill would authorize the board to waive these requirements for a period of up to 5 years, as specified. SB 606 would

impose civil liability for a violation of an order or regulation issued pursuant to these provisions, as specified. The bill would also authorize the board to issue a regulation or informational order requiring a wholesale water supplier, urban retail water supplier, or distributor of a public water supply to provide a monthly report relating to water production, water use, or water conservation. (SWRCB, n.d.)

AB 1668

AB 1668 requires the SWRCB, in coordination with the Department of Water Resources, to adopt long-term standards for the efficient use of water, as provided, and performance measures for commercial, industrial, and institutional water use on or before June 30, 2022. The bill, until January 1, 2025, establishes 55 gallons per capita daily as the standard for indoor residential water use. Beginning January 1, 2025, the bill establishes the greater of 52.5 gallons per capita daily or a standard recommended by the SWRCB and beginning January 1, 2030, the bill establishes the greater of 50 gallons per capita daily or a standard recommended by the SWRCB. AB 1668 imposes civil liability for a violation of an order or regulation issued pursuant to these provisions, as specified. (SWRCB, n.d.)

California Plumbing Code

Title 24, Part 5 of the California Code of Regulations establishes the California Plumbing Code. The California Plumbing Code sets forth efficiency standards (i.e., maximum flow rates) for all new federally-regulated plumbing fittings and fixtures, including showerheads and lavatory faucets. The 2022 California Plumbing Code, which is based on the 2021 Uniform Plumbing Code, was published by the California Building Standards Commission on July 1, 2022 and will go into effect on January 1, 2023. (CBSC, 2022)

California Code of Regulations (CCR) Title 20 and 24

Title 20 includes state and federal minimum efficiency requirements for energy and water use in regulated appliances. These appliances include, but are not limited to, water heaters, furnaces, heat pumps, air conditioners, refrigerators, pumps, lamps and ballasts, computers, spray sprinkler bodies and showerheads. Manufacturers are responsible for certifying regulated appliances to the California Energy Commission's Modernized Appliance Efficiency Database System. This serves as the manufacturer's claim that it has met all applicable requirements, including testing, and marking products. (CCR, n.d.)

Title 24 of the California Code of Regulations is a broad set of requirements for energy conservation, green design, construction and maintenance, fire and life safety, and accessibility that apply to the structural, mechanical, electrical, and plumbing systems in a building. Title 24 was published by the California Building Standards Commission and applies to all buildings in California. Title 24 receives updates every three years with the latest revisions being in 2019. Title 24 energy compliance requirements apply to new construction and any new installations

or retrofits in existing buildings. Older buildings do not have to upgrade their systems, but if they choose to renovate, their new systems must meet Title 24 standards. (CBCS, 2022)

California Water Plan

The California Water Plan is the State's strategic plan for sustainably managing and developing water resources for current and future generations. Required by CWC § 10005(a), it presents the status and trends of California's water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios. The plan is updated every five years; provides a way for various groups to collaborate on findings and recommendations and make informed decisions regarding California's water future; can't mandate actions or authorize spending for specific actions; doesn't make project- or site-specific recommendations nor include environmental review or documentation as would be required by CEQA; and requires policy- and law-makers to take definitive steps to authorize the specific actions proposed in the plan and appropriate funding needed for their implementation.

California Water Plan Update 2018 (Update 2018) provides recommended actions, funding scenarios, and an investment strategy to bolster efforts by water and resource managers, planners, and decision-makers to overcome California's most pressing water resource challenges. It reaffirms State government's unique role and commitment to sustainable, equitable, long-term water resource management; it also introduces implementation tools to inform sound decision-making. The plan's broad and diverse portfolio of recommended actions address California's critical, systemic, and institutional challenges. (DWR, 2018)

California Water Action Plan

The California Water Action Plan is a roadmap for the State's journey towards sustainable water management. The first California Water Action Plan was released in January 2014 under Governor Brown's administration and updated in 2016. The California Water Action Plan discusses the challenges to water in California: uncertain water supplies, water scarcity/drought, declining groundwater supplies, poor water quality, declining native fish species and loss of wildlife habitat, floods, supply disruptions, and population growth and climate change further increasing the severity of these risks. (CDFW, n.d.)

California Solid Waste Integrated Waste Management Act (AB 939, 1989)

The Integrated Waste Management Act (IWMA) established an integrated waste management hierarchy to guide the California Integrated Waste Management Board (CIWMB) and local agencies in implementation, in order of priority: (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal (it should be noted that the CIWMB no longer exists, and its duties have been assumed by CalRecycle. The CIWMB was given a purpose to mandate the reduction of disposed waste. The IWMA also required, among other items, each county to prepare, adopt, and submit to the Board an

Integrated Waste Management Plan (IWMP) and each city or county plan to include an implementation schedule which shows diversion of 50 percent of all solid waste by January 1, 2000 through source reduction, recycling, and composting activities. (CalRecycle)

Waste Reuse and Recycling Act (AB 1327)

The Waste Reuse and Recycling Act (WRRA) required the CIWMB to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. The WRRA also required local agencies to adopt a local ordinance by September 1, 1993 or allow the model ordinance to take effect. The WRRA requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued. (CalRecycle)

Mandatory Commercial Recycling Program (Assembly Bill 341)

Assembly Bill (AB) 341 (Chapter 476, Statutes of 2011 [Chesbro, AB 341]) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. CalRecycle initiated formal rulemaking with a 45-day comment period beginning Oct. 28, 2011. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB-341 was designed to help meet California's recycling goal of 75% by the year 2020. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program. (CalRecycle, n.d.)

California Green Building Standards Code (CAL Green; Part 11 of Title 24, California Code of Regulations)

The current edition of CALGreen became effective on January 1, 2023. CALGreen is applicable to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout the State of California (including residential structures and elementary schools). The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality." The CALGreen Code is not intended to substitute or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission (CBSC). § 5.408.3 of the CALGreen Code requires that 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on-site until the storage site is developed.

Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code (CBSC, 2022).

SB 1374

Signed in 2002, the Construction and Demolition Waste Materials Diversion Requirements (SB 1374) were codified in Public Resources Code Section 42919. SB 1374 requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting construction and demolition waste. The legislation also required that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all construction and demolition waste from landfills. The model ordinance was adopted by CalRecycle on March 16, 2004. (CA Legislative Info, n.d.)

AB 1826

AB 1826 requires jurisdictions to implement an organic waste recycling program for businesses, including outreach, education, and monitoring of affected businesses. Additionally, each jurisdiction is to identify a multitude of information, including barriers to siting organic waste recycling facilities, as well as closed or abandoned sites that might be available for new organic waste recycling facilities. AB 1826 defines "organic waste" as food waste, green waste, landscape and pruning waste, non-hazardous wood waste, and food-soiled paper waste that is mixed in with food waste. It also defines a "business" as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multifamily residential dwelling consisting of five or more units. As of January 1, 2017, businesses that generate 4 cubic yards or more of organic waste per week are subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cubic yards or more of commercial solid waste per week also are required to arrange for organic waste recycling services. CalRecycle may reduce this triggering threshold for organics recycling to 2 cubic yards or more of commercial solid waste per week as of January 1, 2020. (CA Legislative Info, n.d.)

Zero Waste California

Zero Waste California is a state program launched by CalRecycle in 2002 to promote a new vision for the management of solid waste by maximizing existing recycling and reuse efforts, while ensuring that products are designed for the environment and have the potential to be repaired, reused, or recycled. The Zero Waste California program promotes the goals of market development, recycled product procurement, and research and development of new and sustainable technologies. (CalRecycle, n.d.)

California Energy Efficiency Standards for Residential and Nonresidential Buildings (24 CA. Code Regs. 6)

The Building Energy Efficiency Standards were first adopted in 1976 and have been updated periodically since then as directed by statute. In 1975 the Department of Housing and Community Development adopted rudimentary energy conservation standards under their State Housing Law authority that were a precursor to the first generation of the Standards. However, the Warren-Alquist Act was passed one year earlier with explicit direction to the Energy Commission (formally titled the State Energy Resources Conservation and Development Commission) to adopt and implement the Standards. The Energy Commission's statute created separate authority and specific direction regarding what the Standards are to address, what criteria are to be met in developing the Standards, and what implementation tools, aids, and technical assistance are to be provided. (CBSC, 2022)

The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code (PRC) §§ 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the Energy Commission to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space. For this reason, the Standards include both a prescriptive option, allowing builders to comply by using methods known to be efficient, and a performance option, allowing builders complete freedom in their designs provided the building achieves the same overall efficiency as an equivalent building using the prescriptive option. Reference Appendices are adopted along with the Standards that contain data and other information that helps builders comply with the Standards. (CBSC, 2022)

The 2022 update to the Building Energy Efficiency Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The most significant efficiency improvements to the residential Standards include the introduction of photovoltaic into the prescriptive package, improvements for attics, walls, water heating, and lighting. The most significant efficiency improvements to the nonresidential Standards include alignment with the ASHRAE 90.1 2017 national standards. The 2022 Standards also include changes made throughout all of its sections to improve the clarity, consistency, and readability of the regulatory language. (CBSC, 2022)

PRC § 25402.1 also requires the Energy Commission to support the performance standards with compliance tools for builders and building designers. The Alternative Calculation Method (ACM) Approval Manual adopted by regulation as an appendix of the Standards establishes requirements for input, output, and calculational uniformity in the computer programs used to demonstrate compliance with the Standards. From this, the Energy Commission develops and makes publicly available free, public domain building modeling software in order to enable compliance based on modeling of building efficiency and performance. The ACM Approval Manual also includes provisions for private firms seeking to develop compliance software for

approval by the Energy Commission, which further encourages flexibility and innovation. (CBSC, 2022)

California Solar Rights and Solar Shade Control Acts

The Solar Rights Act sets parameters for establishing solar easements, prohibits ordinances and private covenants which restrict solar systems, and requires communities to consider passive solar and natural heating and cooling opportunities in new construction. This Act is applicable to all California cities and counties. California's solar access laws appear in the state's Civil, Government, Health and Safety, and PRCs. California PRC § 25980 sets forth the Solar Shade Control Act, which encourages the use of trees and other natural shading except in cases where the shading may interfere with the use of active and passive solar systems. (EPIC, 2014; EPIC, 2010)

Alternative Fuels Plan

On September 24, 2009, the California Air Resources Board (CARB) adopted amendments to the "Pavley" regulations that reduce greenhouse gas (GHG) emissions in new passenger vehicles from 2009 through 2016. These amendments are part of California's commitment toward a nation-wide program to reduce new passenger vehicle GHGs from 2012 through 2016. CARB's September amendments will cement California's enforcement of the Pavley rule starting in 2009 while providing vehicle manufacturers with new compliance flexibility. The amendments will also prepare California to harmonize its rules with the federal rules for passenger vehicles. (CARB, n.d.)

The U.S. EPA granted California the authority to implement GHG emission reduction standards for new passenger cars, pickup trucks, and sport utility vehicles On June 30, 2009. The first California request to implement GHG standards for passenger vehicles, known as a waiver request, was made in December 2005, and was denied by the U.S. EPA in March 2008. That decision was based on a finding that California's request to reduce GHG emissions from passenger vehicles did not meet the Clean Air Act requirement of showing that the waiver was needed to meet "compelling and extraordinary conditions." (CARB, n.d.)

The ARB's Board originally approved regulations to reduce GHGs from passenger vehicles in September 2004, with the regulations to take effect in 2009. These regulations were authorized by the 2002 legislation AB 1493 (Pavley). (CARB, n.d.)

The regulations had been threatened by automaker lawsuits and were stalled by the U.S. EPA's delay in reviewing and then initially denying California's waiver request. The parties involved entered a May 19, 2009, agreement to resolve these issues. With the granting of the waiver on June 30, 2009, it is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency and reducing motorists' costs. (CARB, n.d.)

The CARB has adopted a new approach to passenger vehicles – cars and light trucks – by combining the control of smog-causing pollutants and greenhouse gas emissions into a single coordinated package of standards. The new approach also includes efforts to support and accelerate the numbers of plug-in hybrids and zero-emission vehicles in California. (CARB, n.d.)

California Independent System Operator (ISO)

The California ISO is an independent public benefit corporation responsible for operating California's long- distance electric transmission lines. The California ISO is led by a five-member board appointment by the Governor and is also regulated by FERC. While transmission owners and private electric utilities own their lines, the California ISO operates the transmission system independently to ensure that electricity flows comply with federal operational standards. The California ISO analyzes current and future electrical demand and plans for any needed expansion or upgrade of the electric transmission system. (California ISO, n.d.)

California Public Utilities Commission (CPUC)

The CPUC establishes policies and rules for electricity and natural gas rates provided by private utilities in California such as Southern California Edison (SCE) and Southern California Gas Company (SoCalGas). Public owned utilities such as the Los Angeles Department of Water and Power (LADWP) do not fall under the CPUCs jurisdiction. The Digital Infrastructure and Video Competition Act of 2006 (DIVCA) established the CPUC as the sole cable/video TV franchising authority in the State of California. DIVCA took effect January 1, 2007.

The CPUC is overseen by five commissioners appointed by the Governor and confirmed by the state Senate. The CPUC's responsibilities include regulating electric power procurement and generation, infrastructure oversight for electric transmission lines and natural gas pipelines and permitting of electrical transmission and substation facilities. (CPUC, n.d.)

California Energy Commission (CEC)

The CEC is a planning agency which provides guidance on setting the state's energy policy. Responsibilities include forecasting electricity and natural gas demand, promoting and setting energy efficiency standards throughout the state, developing renewable energy resources and permitting thermal power plants 50 megawatts and larger. The CEC also has regulatory specific regulatory authority over publicly owned utilities to certify, monitor and verify eligible renewable energy resources procured. (CEC, n.d.)

SB 1389

SB 1389 (PRC §§ 25300–25323), adopted in 2002, requires the development of an integrated plan for electricity, natural gas, and transportation fuels. Under the bill, the CEC must adopt

and transmit to the Governor and Legislature an Integrated Energy Policy Report every two years. In 2018, the CEC decided to write the Integrated Energy Policy Report in two volumes. The Volume I, which was published on August 1, 2018, highlights the implementation of California's innovative policies and the role they have played in moving toward a clean energy economy. Volume II, which was adopted in February 2019, identifies several key energy issues and actions to address these issues and ensure the reliability of energy resources. (CA Legislative Info, n.d.)

REGIONAL REGULATIONS

County of Riverside MS4 Permit, Drainage Area Management Plan (DAMP) and Local Implementation Plans (LIP) (NPDES Permit No. CAS618033).

LOCAL REGULATIONS

The City prepares and provides periodic updates to the water master plans that affect its water resources—the urban water management plan, groundwater recharge plans, and reclaimed water master plan.

City of Corona 2020 Urban Water Management Plan

The City has developed and regularly updates its comprehensive Urban Water Management Plan (UWMP) to ensure strategic planning for addressing the water requirements of both the City and its Sphere of Influence (SOI). This plan is formulated to effectively manage the City's water resources to surpass demand levels through 2040, based on an estimated population of 182,800 residents. By 2040, the City anticipates importing 21,110 acre-feet per year (afy) of water, having approximately 15,112 afy available in the Coldwater and Temescal basins, and possessing 10,000 afy of reclaimed water for non-potable purposes. The total projected water supply for 2040 is estimated to be 46,222 afy (Corona 2020).

The 20202 UWMP specifies that various stages of action can be taken by the urban water provider in response to shortages in water supply, including potential reductions of up to 50 percent in water supply. The 2020 UWMP lists five Water Conservation Stages; Stage 1 – Normal Water Supply, Stage 2 – Minimum Water Shortage, Stage 3 – Moderate Water Shortage, Stage 4 – Severe Water Shortage, and Stage 5 – Critical Water Shortage.

City of Corona Municipal Code

Chapter 8.20, Collection of Refuse and Recyclable Materials, provides requirements for collecting solid waste and recyclable materials.

City of Corona Municipal Code Chapter 13.16, Storm Drains

City of Corona Municipal Code Chapter 13.27, Storm Water Management Discharge Controls

Chapter 13.36, Water Conservation, of the City's Municipal Code outlines the water shortage contingency measures identified in the UWMP.

City of Corona 2005 Water Master Plan

The City of Corona's 2005 Water Master Plan was crafted to outline the city's water distribution system, pinpoint any shortcomings within the system, and propose enhancements. Recommendations for improvements were made to rectify these deficiencies and were subsequently included in the Capital Improvement Program (CIP) for funding and implementation. The CIP assesses project priorities according to system requirements and phases, serving as a strategic long-term guide for facilitating the construction of suggested projects to accommodate the city's growth and evolving demands.

City of Corona 2018 Reclaimed Water Master Plan

In July 2018, the City finalized its Reclaimed Water Master Plan (RWMP). This plan is designed to assist the City in fulfilling both present and future objectives regarding reclaimed water utilization. Furthermore, the RWMP seeks to ensure the City's readiness for the decommissioning of WRF 3 and the integration of the new Western Riverside County Regional Wastewater Authority (WRCRWA) treatment facility as an additional reclaimed water source. The objectives outlined in the RWMP are in harmony with the goals and strategies outlined in the 2005 Water Master Plan. According to the 2018 RWMP, the current production of recycled water is estimated at 11.34 MGD, with an existing demand for reclaimed water at 2 MGD, primarily utilized for irrigation throughout the City (Fuscoe 2018).

City of Corona 2020–2040 General Plan

Land Use Element

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

Policy LU-4.5 Manage the timing of development and allow development to occur only when public infrastructure and services needed to support that development are available, will be provided concurrently, or are committed to be provided within a reasonable time frame.

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

Policy LU-22.4 Require that infrastructure and service improvements for proposed annexation areas do not create an undue burden on existing City of Corona infrastructure and services.

Policy LU-22.5 Encourage that, if an area annexes to the City of Corona, a community facilities district or similar financing district shall be established to fund the provision and maintenance of sewers, streets, and other public improvements and services.

Policy LU-22.10 Collaborate with local, county, and regional governmental agencies to provide water, sewer, public safety, fire response, and other appropriate municipal services; coordinate emergency response services through mutual and automatic aid agreements.

Housing Element (2021-2029)

Policy H-1.2 Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.

Infrastructure Element

Policy IU-3.1 Review, evaluate, and update the City's Sewer Master Plan and related capital improvement programs on a regular basis to plan for expansion and improvement of conveyance, storage, and treatment facilities.

Policy IU-3.2 Evaluate sewer infrastructure in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for service infrastructure with the direction, extent, and timing of growth.

Policy IU-3.3 Build, upgrade, maintain, and expand existing sewer collection and treatment facilities where existing systems are deficient in accordance with the Sewer Master Plan and state and federal standards.

Policy IU-3.4 Require that new development be connected to the municipal sewer system and ensure that adequate capacity is available for the treatment of generated flows and safe disposal of sludge.

Policy IU-3.5 As a condition of approval, require that all new development submit a sewer analysis to the satisfaction of the City of Corona prior to the issuance of building permits.

Policy IU-3.6 Restrict and prioritize sewer connections, if necessary, to comply with available treatment capacity.

Policy IU-3.7 Ensure that sewer connection fees and charges are reviewed annually and are sufficient to fully fund and support the construction, improvement, and rehabilitation of sewer facilities.

Policy IU-3.8 Require that new development be connected to the City's sewer system.

Policy IU-3.9 Continue to require all applicable industries/businesses to obtain sewer discharge permits from the City and to comply with the City's Waste Discharge Pretreatment and Source Control Program.

Policy IU-3.10 Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City.

Infrastructure Element

Policy IU-4.1 Review, evaluate, and regularly update the City's Storm Drainage Master Plan and related capital improvement programs as a basis for the orderly planning, expansion, and improvement of facilities; implement improvements identified in the Drainage Master Plan.

Policy IU-4.2 Maintain and upgrade public storm drains and storage control facilities and construct or expand storm drain and flood control facilities to protect people and property from flooding and stormwater runoff. Implement improvements identified in the City's Drainage Master Plan.

Policy IU-4.3 Designate, preserve, and acquire land, as necessary, for storm drainage and storage control facilities. As necessary, require the reservation of rights-of-way and easements for designated water related infrastructure facilities as a condition of project approval.

Policy IU-4.4 Evaluate the adequacy of stormwater conveyance and storage control facilities in areas where intensification of land use is anticipated to occur; coordinate capital improvements planning for infrastructure with the direction, extent, and timing of growth.

Policy IU-4.5 Review development proposals for projects within the City's Sphere of Influence and encourage Riverside County to not approve any project that cannot be accommodated with an adequate drainage *system.*

Policy IU-4.6 Annually review the development charge, acquisition of service charge, and monthly service charges in order to ensure that adequate fees and charges are collected to fund the operation, maintenance, and repair of existing facilities and construction of new facilities.

Policy IU-4.7 Require adherence to City regulatory stormwater quality measures and, if needed, take necessary enforcement action(s) to eliminate illicit connections and discharges to/from the stormwater system.

Policy IU-5.1 Ensure that existing and new development does not directly degrade or indirectly contribute to the degradation of surface waters or the groundwater system.

Policy IU-5.2 Reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/ sedimentation areas in suitable open space areas, overland flow channels, and landscaping adjacent to parking lots and streets.

Policy IU-5.3 In new developments, minimize the amount of impervious area that is directly connected to piped or channelized drainage systems.

Policy IU-5.4 Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and storage control facilities in wetlands or other sensitive environments.

Policy IU-5.5 Require that development projects consider the appropriateness of the channelization of stormwater runoff to facilitate its possible capture and reuse for on-site irrigation and other purposes.

Policy IU-5.6 Implement environmentally and economically efficient stormwater treatment systems, whenever practical (such as artificial marshland treatment).

Policy IU-5.7 Require developers to obtain a NPDES permit prior to moving construction equipment onto a development site. The NPDES permit shall be retained at the construction site throughout the construction period, and a copy shall be filed with the City Engineer.

Policy IU-5.8 During construction projects, ensure compliance with all terms and conditions outlined in the NPDES permit, including the implementation of the latest best management practices and determination of need for any additional water quality management plans to reduce pollutants and urban runoff flows to the maximum extent practicable.

Policy IU-5.9 Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas.

Policy IU-5.10 Require that individual project owners and operators handle, store, apply, and dispose of all pest control, herbicide, insecticide, and other similar substances according to all federal, state, and local regulations.

Policy IU-6.1 Provide an adequate and orderly system for collection and recycling or disposal of solid waste for new and existing development in the City and sphere of influence.

Policy IU-6.2 Monitor the adequacy of solid waste collection and recycling, including organic and electronic waste, for commercial, industrial, and residential developments for compliance with state law.

Policy IU-6.3 Coordinate with Riverside County to ensure the City's continued use of the El Sobrante Landfill and adherence to county, state, and federal environmental regulations and local priorities.

Policy IU-6.4 Encourage and support local, regional, and statewide efforts to reduce the solid waste stream; implement a waste reduction and recycling program within all City offices and facilities.

Policy IU-6.5 Continue to operate and expand source reduction, reuse, recycling, and composting efforts to continue to reduce waste generation citywide and achieve state-mandated waste diversion goals.

Policy IU-6.6 Continue and enhance public educational programs promoting reuse, recycling, composting, and the safe disposal of waste.

Policy IU-6.7 Continue to work with providers and businesses to educate the community and to provide household hazardous material, used oil, and electronic waste collection for the community.

4.19.5 PROJECT DESIGN FEATURES

No Project Design Features are proposed for the Modified Project.

4.19.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant utilities and service systems impacts would occur if the proposed Project or any Project-related component would:

Threshold UTL-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Threshold UTL-2 Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?

Threshold UTL-3 Result in a determination by 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?

Threshold UTL-4 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Threshold UTL-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

METHODOLOGY

The following discussion analyzes potential impacts to utilities and service systems based on This will involve a baseline assessment to establish the existing capacity and limitations of water, wastewater, stormwater, and solid waste systems in the Project area. Data will be gathered from relevant agencies and service providers, along with information from the City's 2020-2040 General Plan and other publicly available sources. In addition, this baseline data will be used to compare the anticipated Modified Project demands on these utilities. This will allow for a qualitative assessment of potential impacts, highlighting areas where the Project may cause strain on existing systems.

4.19.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
UTL-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
UTL-2 Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
Would the project:				
UTL-3 Result in a determination by 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?	☐	☐	☐	☒
UTL-4 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
UTL-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

IMPACT UTL-1 **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Water

As previously stated, water services including domestic water, irrigation, and fire suppression to the GRRSP Planning Area will be provided by the City of Corona CUD. A connection will be made to the existing underground water line located at the Project entrance on Green River Road. The tie-in would be designed and coordinated through CUD during the building permitting process to ensure the water distribution system meets peak flow rate and fire flow requirements. The new onsite water system would convey water supplies to the proposed development and landscaping through plumbing/landscaping fixtures that are compliant with the CalGreen Plumbing Code and the City's Municipal Code Section 17.70.070, Landscaping, and Chapter 13.14, Water and Sewer Regulations and would be reviewed for compliance by the City during Project plan check. The construction activities related to the onsite water infrastructure that would be needed to serve the proposed structures is included as part of the Modified Project and would not result in any physical environmental effects beyond those identified throughout this DSEIR. For example, construction emissions for excavation and installation of the water infrastructure is included in Sections 4.3, Air Quality and 4.8, Greenhouse Gas Emissions, and noise volumes from these activities are evaluated in Section 4.13, Noise. In addition, Project implementation would not require off-site improvements. Therefore, the Project would not result in the construction of new or expanded off-site water facilities. Impacts would be less than significant, and no mitigation is required.

Wastewater Treatment

As stated in the Preliminary Wastewater Report, the City's 2005 Sewer Master Plan determined the existing 10-inch gravity sewer lines in Green River Road and Palisades Drive west of the existing SDO LS are identified as being deficient under existing conditions. Furthermore, the existing 10-inch gravity sewer lines in Green River Road and Palisades Drive west of the existing SDO LS are identified as being deficient under existing conditions.

In anticipation of the increased sewer flows associated with future developments throughout the City of Corona, the Preliminary Wastewater Report states the Department of Water and Power has proposed several Capital Improvement Projects to address current and future deficiencies in the existing sewer system. In addition, the City has plans to construct a new lift station at the intersection of Green River Road and Palisades Drive to replace and upgrade the existing SDO LS. The proposed lift station will accommodate flows from existing and future developments, which include the proposed sewer flows from the development of the Modified Project. The new lift station is included in the City's Fiscal Year 2021 through Fiscal year 2025 Capital Improvement Program and also includes 2,600 linear feet of 12-inch gravity sewer and 1,500 lineal feet of 12-inch force main. Such improvements would be required to be analyzed under current CEQA guidelines.

The Project would install 8-inch sewer lines within the BPI portion of the site that would connect to the existing sewer sub within an existing public utility easement. The construction activities related to installation of the onsite sewer infrastructure that would serve the Modified Project, is included as part of the Modified Project and would not result in any physical environmental effects beyond those identified throughout this Draft SEIR. For example, analysis of construction emissions for excavation and installation of the sewer infrastructure is included in Section 4.3, Air Quality and 4.8, Greenhouse Gas Emissions, and noise volumes from these activities are evaluated in Section 4.13, Noise. As the Modified Project includes facilities to serve the proposed development, it would not result in the need for construction of other new wastewater facilities or expansions, the construction of which could cause significant environmental effects. Therefore, impacts would be less than significant.

Storm Water Drainage

As discussed subsequently in Section 4.10, Hydrology and Water Quality the Modified Project site would include development of approximately 36.65 acres of impermeable surfaces, which would be an increase from the existing undeveloped vacant impervious surface area. Project site existing drainages flow from the south to a low point within the northern portion of the site, ultimately conveyed into the existing drainage pipelines/culverts crossing Green River Road and to SR 91.

Use of the subsurface infiltration chamber would regulate the rate and velocity of stormwater flows and would control the amount of discharge into the off-site drainage system. As discussed above, the Modified Project would not result in significant impacts related to water quality. In addition, the drainage facilities proposed for the BPI development have been sized to adequately accommodate the stormwater flows from the proposed development and are consistent with the County drainage plans and MS4 permit requirements. The proposed oversized infiltration system would accommodate existing stormwater infrastructure capacity by holding the entire design capture volume in the chamber and allow high flows to discharge from the site at a reduced flowrate. The existing southerly drainage pattern is not maintained; however, times of concentration are preserved through the use of dual underground infiltration systems. With implementation of Modified Project, estimated stormwater flows will be adequately accommodated. Therefore, the Project would not result in the construction of new or expanded off-site storm water facilities. Impacts would be less than significant, and no mitigation is required.

Electric Power

SCE would provide electrical service to the Modified Project. An on-site connection to the existing electrical supply and distribution network within the area surrounding the Project would be made during construction and operation. The existing electrical supply is underground and located at the south side of the Project entrance at Green River Road and tie-

in would be identified prior to construction with proper mark out. Compliance with the existing building code and SCE construction and design regulations would ensure the Modified Project's connection to the existing electrical infrastructure is conducted safely and provides adequate service. Therefore, the Project would not result in the construction of new or expanded off-site electrical facilities. Impacts would be less than significant, and no mitigation is required

Natural Gas

SoCalGas would provide natural gas services to the Project. Similar to the previous services mentioned, on-site connection to the existing nature gas infrastructure would be made during construction for operation. The existing gas line runs under Green River Road east to west and tie-in would be made at the Project entrance at Street A. Compliance with the existing building code and SoCalGas construction and design regulations would ensure the Modified Project's connection to the existing natural gas infrastructure is conducted safely and provides adequate service. Therefore, the Project would not result in the construction of new or expanded off-site natural gas facilities. Impacts would be less than significant, and no mitigation is required.

Telecommunications

Telecommunications facilities within the Project area are not owned by the City but are owned and operated by multiple service providers including AT&T and Time Warner Cable. As with buildout of the Modified Project including the proposed BPI development, Project implementation would not result in a significant impact to telecommunications facilities, as each individual future developer would be required to contract with the respective telecommunications company and coordinate with the City to connect to such facilities, as required by applicable regulations and requirements. Therefore, Project implementation would not result in the need for construction of other new telecommunication facilities or expansions, the construction of which could cause significant environmental effects.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT UTL-2	**Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

According to the City of Corona 2020 Urban Water Management Plan (UWMP), CUD receives water supplies from treated surface water, untreated surface water, and desalinated brackish groundwater. Further, through a combination of these resources, the UWMP indicates that the City has the ability to meet current and projected water demands through 2045 during normal, historic single-dry and historic multiple-dry year periods (UWMP 2020).

The UWMP applied SCAG future population projections to estimate overall water demand from 2020 to 2045 throughout the City for all land use types (residential, commercial, industrial, etc.). However, according to the WSA prepared for the Modified Project, the water demand for the Modified Project was not explicitly accounted for in the 2020 UWMP. The UWMP only considered future demands associated with population growth and minor infill projects. For this reason, water demand for the Modified Project was calculated independently within the WSA.

According to the UWMP, projected normal 2025 water use in the City of Corona for Commercial/ Institutional uses was projected in the amount of 3,078 AF, Residential Single Family was 18,839 AF, and total water use was 37,555 AF (UWMP 2020). Furthermore, the projected normal 2045 total water use was 38,351, while the single dry year demand in 2025 was 39,358 and 40,192 in 2045. According to the UWMP, the total supply for water during normal and dry years is 46,222 AF.

As stated in the WSA, the Modified Project's water demand during normal years would be 104 AF per year. Furthermore, the WSA determined Based on the finding that there is sufficient supply under normal year, single dry year and multiple dry year conditions through 2045 due to the availability of water resources. Furthermore, the Modified Project would also limit water use by inclusion of low-flow plumbing and irrigation fixtures, pursuant to the California Title 24 requirements and would comply with City permits and fees as necessary. As a result, the Modified Project would have sufficient water supplies available to serve the Project, and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT UTL-3	**Result in a determination by 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?**

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

No septic systems are proposed as part of the Modified Project. As discussed under the analysis of Threshold UTL-1, the Modified Project would be provided sanitary sewer service by the CUD. Impacts associated with the Modified Project's proposed sewer improvements are inherent to the Modified Project's construction phase, and impacts have been evaluated throughout this SEIR under the appropriate subject headings (e.g., air quality, biological resources, etc.). Where significant direct or cumulative impacts are identified, mitigation measures have been imposed to reduce the Project's impacts to the maximum feasible extent. There are no environmental impacts that would occur specifically related to the Project's proposed sewer improvements that have not already been addressed in pertinent sections of this SEIR. Additionally, the analysis of Impact UTL-1, demonstrates that the CUD would not need to expand any wastewater treatment facilities as a result of the proposed Project. As such, with the mitigation measures specified in this SEIR, Project impacts due to the proposed construction of sewer facilities would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

IMPACT UTL-4	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Solid waste generated by the Modified Project would be disposed of at either the El Sobrante Landfill, Lamb Canyon Landfill, or Badlands Landfill. As previously indicated, the El Sobrante Landfill is currently permitted to receive 16,054 tpd, while the average daily tonnage in December 2022 was 9,291.25 tpd. The Lamb Canyon Landfill is permitted to receive 5,000 tpd, while data from December 2022 shows that the Lamb Canyon Landfill received a daily average of approximately 1,890.14 tpd. The Badlands Landfill is permitted to receive 4,800 tpd, while in January 2023 the Badlands Landfill received an average of 3,166.88 tpd. (RCDWR, 2022a RCDWR, 2022b; RCDWR, 2023)

As stated in the City's 2020-2040 General Plan, in 2015, the latest year for which data was approved, the target disposal rates for Corona were 8.6 pounds per day (ppd) per resident, and 18.6 ppd per employee; actual disposal rates in 2015—6.7 ppd per resident and 15.5 ppd per employee—were below target rates and thus were consistent with AB 939 (CalRecycle 2019f).

As stated in Section 4.14, Population and Housing, the Modified Project would result in approximately 113 residents and approximately 1,125 total employees. The Modified Project's solid waste generation, buildout and occupancy of the Modified Project is estimated to produce approximately 10.92 tpd of solid waste, or approximately 3,986.3 tons per year (tpy). Compliance with AB 939, which applies to the Modified Project and the City, up to 50% of its solid waste would need to be diverted from area landfills. In conformance with the City's 2020-2040 General Plan and AB 939, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes.

Based on the average daily tonnage received at these landfills in June 2022, the Project's daily generation of solid waste would represent 0.1% of the tpd permitted to receive at the El Sobrante Landfill. Because the Modified Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities and average daily tonnage for the El Sobrante Landfill, it is anticipated that these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Modified Project. As such, because regional solid waste facilities would have adequate capacity to handle solid waste generated by the Modified Project's construction and operational phases, impacts would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

IMPACT UTL-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The Modified Project solid waste needs would be served by a contract waste hauler that complies with State standards. Additionally, new development projects approved by the City of Corona pursuant to the 2020-2045 General Plan would contain storage areas for recyclable materials in conformance with California Public Resources Code Sections 42900 et seq., and City of Corona Municipal Code Chapter 8.20, Collection of Refuse and Recyclable Materials. Furthermore, solid waste diversion programs in the City would continue operating and would have adequate capacity to accept all future wastes and recyclables to reduce landfilled waste including buildout of the Modified Project. With compliance to all applicable solid waste statutes and regulations, impacts related to solid waste statutes and regulations would be less than significant.

Therefore, no new or substantially greater impacts would occur with implementation of the Modified Project when compared to those identified in the 2001 EIR for the Approved Project.

Mitigation Measure

No mitigation measures are required.

4.19.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less Than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR.

The cumulative study area used for the analysis of water and wastewater includes areas within CUD's service area for water and wastewater services, and is based on the buildout of the City's 2020-2040 General Plan and the general plans of cities within CUD service area. The cumulative study area for solid waste comprises western Riverside County, as all areas of western Riverside County are served by WMIE, and is based on the buildout of the City's 2020-2040 General Plan and the general plans of cities within western Riverside County. For the remaining issue areas, the cumulative impact analysis considers development of the Project in conjunction with other development projects and planned development in the vicinity of the GRRSP Planning Area.

As discussed under the analysis of Impact UTL-1, the Modified Project would require a number of improvements related to water, wastewater treatment, and storm drainage systems, although such improvements are inherent to the Modified Project's construction phase as discussed in the 2001 EIR. Cumulatively-considerable impacts associated with Modified Project construction activities have been evaluated throughout this SEIR, and where necessary mitigation measures have been identified to reduce the Modified Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Modified Project's proposed water, wastewater, or storm drainage systems that could result in impacts not already evaluated by other sections of this SEIR. Accordingly, impacts associated with the construction of new or expanded water, wastewater treatment, and stormwater drainage systems would be less than cumulatively considerable.

The analysis of Impact UTL-2. demonstrates that the CUD would have sufficient water supplies available to serve the Project as well as other reasonably foreseeable future development during normal, dry, and multiple dry years. The City's UWMP and the Modified Project's WSA (Appendix Q) evaluate the water demands of both the Modified Project and other cumulative developments within CUD's service area, and the Modified Project is well below the growth assumptions utilized in the CUD for the Project site. Because the UWMP demonstrates that the CUD has the capacity to serve future development within its service area, cumulatively-considerable impacts to water supply would be less than significant.

As discussed under the analysis of Impact UTL-3. And UTL-4, the Modified Project would require a number of improvements to provide sewer service to the Project site, although impacts associated with such improvements are inherent to the Modified Project's construction phase. Cumulatively-considerable impacts associated with Modified Project construction activities have been evaluated throughout this SEIR, and where necessary mitigation measures have been identified to reduce the Modified Project's cumulatively-considerable effects to the maximum feasible extent. There are no components of the Modified Project's proposed wastewater improvements that would result in impacts not already evaluated by other sections of this SEIR. Accordingly, impacts associated with the construction of new or expanded wastewater treatment conveyance facilities would be less-than-cumulatively considerable.

The Modified Project's wastewater generation would not result in or require the expansion of the existing facilities. Although the Project and other cumulative developments ultimately would contribute to the need for expanded capacity, impacts associated with such expansion would be subject to CEQA once plans for such expansion have been prepared by the CUD. As no such plans are currently available, it would be speculative to evaluate potential cumulatively-considerable impacts associated with the proposed expansion (CEQA Guidelines § 15145). As such, Modified Project impacts due to wastewater capacity would be less-than-cumulatively considerable.

As previously discussed in the analysis provided under Impact UTL-5, solid waste generated by construction and operation of the Modified Project would represent nominal proportions of the daily disposal capacity at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. The landfills are currently projected to remain open until as far into the future as 2051 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste generated by the Modified Project and other cumulative developments both during construction and long-term operation. The Modified Project would not directly result in the need for expanded solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill have sufficient existing capacity to handle solid waste generated by the Modified Project. Rather, the Modified Project's incremental contribution to solid waste generation may contribute to an ultimate need for expanding the solid waste disposal facilities that would serve the Modified Project and/or the construction of additional solid waste disposal facilities. Moreover, it is possible that as other developments in the region are proposed, the WMIE may opt to construct new solid waste disposal facilities to serve those developments, and such facilities may or may not receive solid waste generated by the Modified Project. Although the Modified Project has the potential to cumulatively contribute to the demand for new or expanded solid waste disposal facilities, the construction of which could significantly impact the environment, it is too speculative for evaluation in the absence of a proposed expansion or development plan (CEQA Guidelines, 14 CCR § 15145). Therefore, the Modified Project's cumulatively-considerable impacts to solid waste disposal facilities are evaluated as less than significant.

The Modified Project would adhere to regulations set forth by local and State regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments would also be required to comply with such regulations. As such, the Modified Project as well as other cumulative developments in the area would not result in cumulative impacts with respect to compliance with federal, State, and local statutes and regulations related to solid wastes. Impacts would be less-than-cumulatively considerable. Cumulative impacts associated with the provision of facilities for electricity, natural gas, communications systems, stormwater drainage, street lighting, maintenance of facilities, construction of off-site sewer and water lines, and other governmental services are inherent to the Project's construction phase and have been evaluated throughout the appropriate issue areas in this EIR. In all cases, where cumulatively-considerable impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Accordingly, cumulatively-considerable impacts associated with the provision of utility facilities to serve the proposed Project would be less than significant.

4.19.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

The following mitigation measures related to utilities and service systems, as defined in Section 4.10.9, were included in the certified 2001 EIR.

4.11.2.A: All proposed storm drain facilities and equipment shall be designed, installed and maintained in a manner to convey peak flows estimated for the project. Drainage plans shall be submitted to the City for review and approval prior to the issuance of grading permits.

4.11.2B: On-site detention basins shall be constructed to accommodate storm flows from the project site. Such facilities shall be designed, installed and maintained in a manner to reduce on-site runoff to a level that can be accommodated by the existing culverts beneath Green River Road. All required drainage structures shall be designed, installed, and maintained in accordance with applicable City of Corona standards.

4.19.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No new mitigation measures related to utilities and service systems are required.

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4.20 WILDFIRE

4.20.1 INTRODUCTION

This section of the Draft SEIR assesses the potential impacts associated with wildfire from the implementation of the Proposed Project. The impact discussions for each specific impact topic include a comparison to the impacts evaluated for the Approved Project consistent with the conditions detailed in CEQA Guidelines 15162 regarding a Subsequent EIR. The discussion describes the regulatory framework and existing conditions, identifies criteria used to determine impact significance, provides an analysis of the potential impacts associated with wildfire, and identifies methods to mitigate any potentially significant impacts of the Proposed Project.

Mitigation measures are recommended as necessary to reduce significant wildfire impacts. One NOP comment letter (Adam Ruiz) was received pertaining to this topic and two Public Scoping Meeting comments (Bruce Fields and Jeffrey Meissner) were received pertaining to this topic.

This section of the Draft SEIR is based on the *Fire Protection Plan* prepared for the Proposed Project dated June 24, 2020, revised April 7, 2023 (Appendix P).

4.20.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES FROM THE 2001 EIR

The 2001 certified EIR included an Initial Study used to screen or focus the 2001 EIR to include only those impacts needing further analysis or impacts for which the Initial Study identified readily available mitigation. For Wildfire, the Initial Study screened out further assessment of fire hazard impacts, and therefore a detailed analysis of Wildfire was not included in the 2001 EIR. The basis for screening out wildfire hazards from further analysis is because the GRRSP includes Development Regulations and Design Guidelines requiring preparation and implementation within the Planning Area.

The Project impact analysis related to wildfire are summarized as follows:

e) Increased fire hazard in areas with flammable brush, grass, or trees?

Abundant fuel in the form of native vegetation in the foothills was identified in close proximity to the Project, posing a significant wildfire hazard to the Project. Consequently, the certified EIR requires the Approved Project to prepare and implement a Fuel Modification Plan and Program to address and mitigate wildfire hazard potential in the vicinity of the Project. The requires The certified EIR requires implementation of the Fuel Modification Plan and Program prior to grading of any uses within the Specific Plan.

4.20.3 ENVIRONMENTAL SETTING

The Modified Project site is located within the western portion of the City and in the response area of Corona Fire Department (CFD), Fire Station 5. According to CAL FIRE and the City's Safety Element, the Modified Project area is within a Local Responsibility Area (LRA) designated as a Very High Fire Hazard Severity Area (FHSZ).

The Modified Project area is located south of SR 91, southwest of Dominguez Ranch Road, and southeast of Fresno Road. Green River Road bisects a small portion of the GRRSP Planning Area in an east-west alignment. The Modified Project site is bounded by undeveloped land on the north, partially developed land to the east, the 91 Freeway to the west, and undeveloped land to the south. Further to the south, is the Cleveland National Forest. The Open Space and Estate Residential portions of the Project are located within the foothills of the Santa Ana Mountains. The BPI portion of the Modified Project is located at the base of these foothills. Wildland fuels in the form of native vegetation in the foothills surround the Modified Project site.

4.20.4 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL

National Fire Protection Association Standards

National Fire Protection Association (NFPA) codes, standards, recommended practices, and guides are developed through a consensus standards development process approved by the American National Standards Institute. NFPA standards are recommended (advisory) guidelines in fire protection but are not laws or codes unless adopted or referenced as such by the California Fire Code or local fire agency. Specific standards applicable to wildland fire hazards include but are not limited to the following:

- NFPA 1141, Fire Protection Infrastructure for Land Development in Wildlands
- NFPA 1142, Water Supplies for Suburban and Rural Fire Fighting
- NFPA 1143, Wildland Fire Management
- NFPA 1144, Reducing Structure Ignition Hazards from Wildland Fire
- NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations

STATE

California Building Code

The California Building Code requires the installation and maintenance of smoke alarms in residential dwelling units as follows (Title 24, Part 2, Section 907.2.11.2, of the California Code of Regulations): "Smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. In each room

used for sleeping purposes, and in each story within a dwelling unit. The smoke alarms shall be interconnected."

California Department of Forestry and Fire Protection

CAL FIRE is dedicated to the fire protection and stewardship of over 31 million acres of California's wildlands. The Board of Forestry and Fire Protection is a regulatory body in CAL FIRE. It is responsible for developing the general forest policy of the state, for determining the guidance policies of the Department, and for representing the state's interest in federal forestland in California. The Board of Forestry and Fire Protection also promulgates regulations and reviews General Plan Safety Elements that are adopted by local government for compliance with statutes. Together, the Board of Forestry and Fire Protection and CAL FIRE protect and enhance the forest resources of the wildland areas of California that are not under federal jurisdiction.

California Fire Code

The California Fire Code is a series of building, property, and lifeline codes in the California Code of Regulations, Title 24, Chapter 9. The California Fire Code contains fire safety-related building standards, such as construction standards, vehicular and emergency access, fire hydrants and fire flow, and sprinkler requirements. Specific chapters relevant to wildfire include Chapter 49, Requirements for Wildland-Urban Interface, and Chapter 7A of the California Building Code, Materials and Construction Methods for Exterior Wildfire Exposure.

California Government Code

The State of California maintains responsibility for the prevention and suppression of wildfires on land outside incorporated boundaries of a city. In 1991, the State Legislature adopted the Bates Bill (California Government Code, Sections 51175–51189) following the fires in the Oakland Hills. The bill requires CAL FIRE to identify and classify areas in local responsibility areas that have a "very high fire severity" hazard for wildfires. Local responsibility areas are areas where local governments have the primary responsibility for preventing and suppressing fires. A local agency is required to adopt CAL FIRE's findings within 120 days of receiving recommendations from CAL FIRE, pursuant to California Government Code, Section 51178(b), or propose modifications in accordance with state law..

California Office of State Fire Marshal

The California Office of the State Fire Marshal supports the mission of CAL FIRE by focusing on fire prevention. Its fire safety responsibilities include regulating buildings in which people live, congregate, or are confined; by controlling substances and products which may, in and of themselves, or by their misuse, cause injuries, death, and destruction by fire; by providing statewide direction for fire prevention within wildland areas; by regulation hazardous liquid

pipelines; by developing and reviewing regulations and building standards; and by providing training and education in fire protection methods and responsibilities. These achievements are accomplished through major programs including engineering, education, enforcement, and support from the State Board of Fire Services.

California Public Resources Code

The State Fire Marshal is mandated to classify lands within State Responsibility Areas into Fire Hazard Severity Zones (FHSZ). There are three FHSZs designated as Moderate, High and Very High. The Board of Forestry and Fire Protection is authorized in the California Public Resources Code to adopt minimum fire safety standards for new construction in FHSZs in State Responsibility Areas. The Board of Forestry and Fire Protection publishes its fire safety regulations in the California Code of Regulations, Title 14. These standards may differ from those in Appendix D of the California Fire Code. Fire-safe regulations currently address the following:

- Article 1: Administration of ordinance and defensible space measures (Chapter 49)
- Article 2: Emergency access and egress standards (roadways) (Appendix D)
- Article 3: Standards for signs identifying streets, roads, and buildings (Chapter 5)
- Article 4: Emergency water standards for fire use (Appendix B, BB)
- Article 5: Fuel modification standards (Chapter 49)

Local ordinances adopted by local governments cannot be less restrictive than the provisions in state law. These regulations would be applied in state responsibility areas outside of the City's boundaries, such as the sphere of influence and surrounding unincorporated lands.

REGIONAL

California Department of Forestry and Fire Protection, County of Riverside Unit Strategic Plan

CAL FIRE prepares a California Fire Strategic Plan to govern operations statewide. The California Strategic Plan is implemented through individual "unit plans" that are prepared for different regions of the state. CAL FIRE's fire suppression operations are organized into 21 units that geographically follow county lines. CAL FIRE adopted a County of Riverside Unit Strategic Plan that covers the County with input from applicable federal, State, City, and County agencies. The plan sets forth the agency's priorities for the prevention, protection, and suppression of wildfires. The overall goal of the plan is to reduce total costs and losses from wildland fire in the unit by protecting assets at risk through focused pre-fire management prescriptions, increasing initial attack success. The last plan was updated in 2023.

County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan

The County's Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) identifies the County's hazards, reviews and assesses past disaster occurrences, estimates the probability of

future occurrences, and sets goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and human-made hazards. The LHMP contains mitigation strategies, from the Safety Element of the Riverside County General Plan (2015).

LOCAL

City of Corona 2020–2040 General Plan

Public Safety Element

Goal PS-9. Through fire prevention and educational efforts, promote participation, voluntary compliance and community awareness of fire safety issues in order to reduce the incidence and severity of fire and related emergencies and loss.

Policy PS-9.1. Continue to review and adopt the most recent edition of the California Building Standards Code (Title 24), including local amendments, to ensure the use of the latest technology and building standards in the city.

Policy PS-9.4. Maintain safe and accessible evacuation routes throughout the community; take precautions and ensure backup or mitigations for routes crossing high hazard areas (e.g., flood, seismic, high fire, etc.).

Policy PS-9.5. Work cooperatively with city departments, community groups, and individual homeowners to ensure that vegetation management is being maintained in the designated fuel modification areas.

Goal PS-10. Reduce fire risk to life and property through effective land use planning and compliance with federal, state, local laws, ordinances, and standards.

Policy PS-10.1. Locate, when feasible, new essential public facilities outside of high fire risk areas; if not feasible, require construction and other methods to harden and minimize damage for existing/planned facilities in such areas.

Policy PS-10.2. Require all improved and new homes, structures, and facilities in the very high fire hazard severity zones to adhere to additional fire-safe design standards consistent with state law and local practice.

Policy PS-10.6. Require fuel modification plans and vegetation clearance standards for development in VHFHSZs to protect structures from wildfire, protect wildlands from structure fires, and provide safe access routes for the community and firefighters within the project boundary, which may be extended pursuant to required findings when in accordance with state law, local ordinance, rule or regulation and no feasible mitigation measures are possible.

City of Corona Municipal Code

The Corona Municipal Code covers a broad range of regulations that address building construction codes, roadway access and egress, building signage, and sprinkler requirements,

among other aspects, including Chapter 15.16, Fire Hazard Severity Zones, and outlines the authority of the Fire Chief in determining VHFHSZs and creating a VHFHSZ Map in the City. The CFD and City building department staff work together to regulate requirements for development in the high fire hazard severity zones.

Corona Emergency Operations Plan

The City has prepared an Emergency Operations Plan (EOP) to address the City's planned response to natural disasters, technological incidents, and national security emergencies. The EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. The EOP's operational concepts focus on potential large- scale disasters that can generate unique situations requiring unusual emergency responses. The EOP's emergency management goals are as follows (City of Corona 2020):

1. Provide effective life safety measures and reduce property losses
2. Provide for the rapid resumption of impacted businesses and community services
3. Provide accurate documentation and records required for cost recovery efforts

Corona Fire Prevention Guidelines and Standards

The CFD prepares, adopts, and maintains fire prevention standards that apply to existing and proposed buildings, landscapes, and property. Many of these standards are the same requirements of the California Fire Code, with certain local standards being more restrictive than the state codes by adoption of local amendments to the Corona Municipal Code. Fire prevention standards include but are not limited to the following:

- Construction standards
- Guideline for Fire Flow And Hydrant Spacing
- Automatic Fire Sprinkler Plan review and inspection
- Hazardous material use and storage
- Fuel modification requirements

Corona Local Hazard Mitigation Plan

The City of Corona is conducting a 5-year update to the 2017 Local Hazard Mitigation Plan (LHMP) and has completed the Draft 2023 LHMP. The 2023 Draft LHMP identifies the City's hazards, reviews and assesses past disaster occurrences, estimates the probability of future occurrences, and sets goals to mitigate potential risks to reduce or eliminate long-term risks to people and property from natural and human-made hazards. Of the 23 hazards evaluated from the 2017 LHMP, no additional hazards were identified. Wildfire hazard is still rated as the second highest risk. Due to the increase in occurrence or severity of some of these hazards, emphasis on mitigation priority is greater than in previous years. As such, the goals and mitigation programs have been revised and are provided in the hazard mitigation plan to address each of the hazards (City of Corona 2023).

4.20.5 PROJECT DESIGN FEATURES

PDF FIRE-1: Fire Protection Plan (FPP) - The proposed BPI development includes the following project design features (PDFs) defined in the FPP:

- A wildland fire hazard rating assessment and calculations of the expected fire behavior in the event a wildland fire should occur within the off-site native vegetation.
- A long-term perimeter vegetative fuel modification treatment and maintenance plan to minimize any loss to residential structures within the planned development due to wildland fire.
- Additional construction features, where required, due to high fire hazard wildland fuels.
- Landscaping criteria deployed around all planned structures.
- Building construction and design criteria.
- A review of ignition resistant building features; community protection systems (e.g. water and access); and specifications to assure these plans, features and systems adequately protect life and property.

PDF FIRE-2: Fuel Modification Zones (FMZ) - The proposed BPI development includes the following PDFs defined the FMZ:

- **Irrigated Zone 1** (0-50 feet from buildings), a defensible space zone, requires complete clearance of combustible materials and most vegetation. It provides a fire break and allows firefighters safe access during wildfires. This zone encompasses level or graded areas around buildings, primarily used for parking.
- **Thinning Zone 2** (50-100 feet from buildings) focuses on fuel reduction. Half (50%) of the above-ground vegetation must be removed, prioritizing fire-prone species listed in the FPP. To prevent erosion, root systems should be left intact. This zone allows for limited landscaping with fire-resistant native plants and ornamental plants (up to 4 feet tall) and strategically limbed trees (branches removed at least 6 feet from the ground).
- **Roadside Fuel Treatment** zones (within 30 feet of roads) prioritizes safe evacuation and emergency access during wildfires. All combustible vegetation must be cleared for a minimum of 30 feet on each side of roadways. This area can be landscaped with low-maintenance, fire-resistant plants similar to Zone 1. Sidewalks and other non-combustible features can be added for further protection.
- **Manufactured Slopes in Common Areas** zones are slopes, whether temporarily or permanently irrigated, to be planted with fire-resistant vegetation. The owner or manager is responsible for maintaining these slopes to meet Zone 2 fuel modification criteria in the long term.
- **Open Space** - to be maintained by the Riverside County Regional Conservation Authority upon acquisition.
- **Zone Markers -** All exterior boundaries on the east side of the proposed BPI development with Zone 2 abutting wildland fuels shall be permanently marked on the

ground where it transitions for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post shall be painted a bright "day glow" orange to improve visibility. These Fuel Modification Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

4.20.6 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City, if located in or near state responsibility areas or lands classified as a Very High FHSZs, a significant impact related to wildfire would occur if the project would:

Threshold FIRE-1 Substantially impair an adopted emergency response plan or emergency evacuation plan?

Threshold FIRE-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Threshold FIRE-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment?

Threshold FIRE-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

METHODOLOGY

The following analysis is based, in part, on information provided by the *Fire Protection Plan* prepared for the Proposed Project (Appendix X), City of Corona General Plan, Corona Emergency Operation Plan (EOP), Corona Local Hazard Mitigation Plan (LHMP), CAL FIRE, and the City of Corona Fire Department Fire Strategic Plan (FSP). The information obtained from these sources and other relevant materials was reviewed to evaluate the potential presence of wildfire risks on the Project site.

4.20.7 ENVIRONMENTAL IMPACTS ASSOCIATED WITH MODIFIED PROJECT

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, a significant impact related to wildfire would occur if the project would;				
FIRE-1 Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
FIRE-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
FIRE-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment?	☐	☐	☐	☒

Impacts	Would the Modified Project result in new or more severe impacts requiring revisions to the Prior EIR?	Would the Modified Project be implemented under changed circumstances resulting in new or more severe impacts requiring revisions to the Prior EIR?	Is there new information that would result in new or more severe impacts from the Modified Project requiring revisions to the Prior EIR?	Would the Modified Project result in eliminated, reduced, or no changes to impacts and no changes to the Prior EIR are required?
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, a significant impact related to wildfire would occur if the project would;				
FIRE-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Impact FIRE-1: Substantially impair an adopted emergency response plan or emergency evacuation plan?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As previously stated, the City has prepared an EOP to ensure the most effective allocation of resources for the maximum benefit and protection of the civilian population in time of emergency. In addition, the City's LHMP is designed to identify local hazards and provide mitigation measures to address these hazards. Although the proposed GRRSP Amendment includes adjustments to land use dedication and acreages, implementation of the Modified Project would not result in substantial changes to the circulation patterns or emergency access routes as previously analyzed in the 2001 EIR or as envisioned in the current EOP. As previously identified, the Project site is within the response area of Corona Fire Department, Fire Station 5, within a Local Responsibility Area designated as a Very High FHSZ.

Construction

Development of the Modified Project includes development of the proposed BPI development and off-site utilities and roadway improvements. Construction of the BPI development in PA's 1, 2, and 3 includes five (5) light industrial buildings totaling 746,330 square feet. The off-site

improvements to roadways and utilities would occur in public rights-of-way and along the Project frontage. During construction activities, temporary full or partial lane closures may be necessary, especially for Green River Road widening and utility and roadway improvements at the Palisades Drive and Green River Road connection. The full or partial lane closures could result in the redistribution of traffic along adjacent and surrounding roadways. As construction progresses, access for emergency vehicles could be impaired as result of reduced roadway widths (or capacity) and increased volumes of construction-related traffic or redistributed traffic. As a result, construction could impair or physically interfere with adopted Emergency Response Plans or Emergency Evacuation Plans.

As previously stated, the City has several policies regarding public safety related to emergencies, including those found in the General Plan Safety Element, the EOP and the LHMP. The Modified Project would be required to comply with all of these policies. In addition, current construction best practices as implemented by **MM HAZ-1** in Section 4.9, Hazards and Hazardous Materials, would require the preparation and implementation of a Construction Traffic Control Plan that would allow for access for emergency vehicles to be maintained at all times. Furthermore, the plan would require that police, fire, and emergency services be notified of the timing, location, and duration of construction activities that could hinder or delay emergency access through the construction period. As a result, compliance of City plans, policies, and incorporation of **Mitigation Measure MM HAZ-1**, construction-related impacts would be reduced to **less than significant** in a similar manner as identified in the 2001 EIR for the Approved Project.

Operation

Once constructed, the proposed circulation improvements around and within the Project site would provide additional access for potential movement of emergency equipment. Improvements such as widening of Green River Road and provision of emergency access locations would improve the ability of emergency personnel to access the site while the interior roadways constructed to CFD fire apparatus access standards would improve their ability to navigate within the site. In addition, these improvements would also aid in the evacuation of Project residents within the Estate Residential uses as well as adjacent residences. Due to the circulatory improvements associated with the Project, it can be determined that implementation of the Modified Project would improve emergency access to the Project site and nearby uses and would not impair an adopted emergency response plan or emergency evacuation plan. Impacts would be **less than significant,** and no mitigation is required in a similar manner as identified in the 2001 EIR for the Approved Project.

Impact FIRE-2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

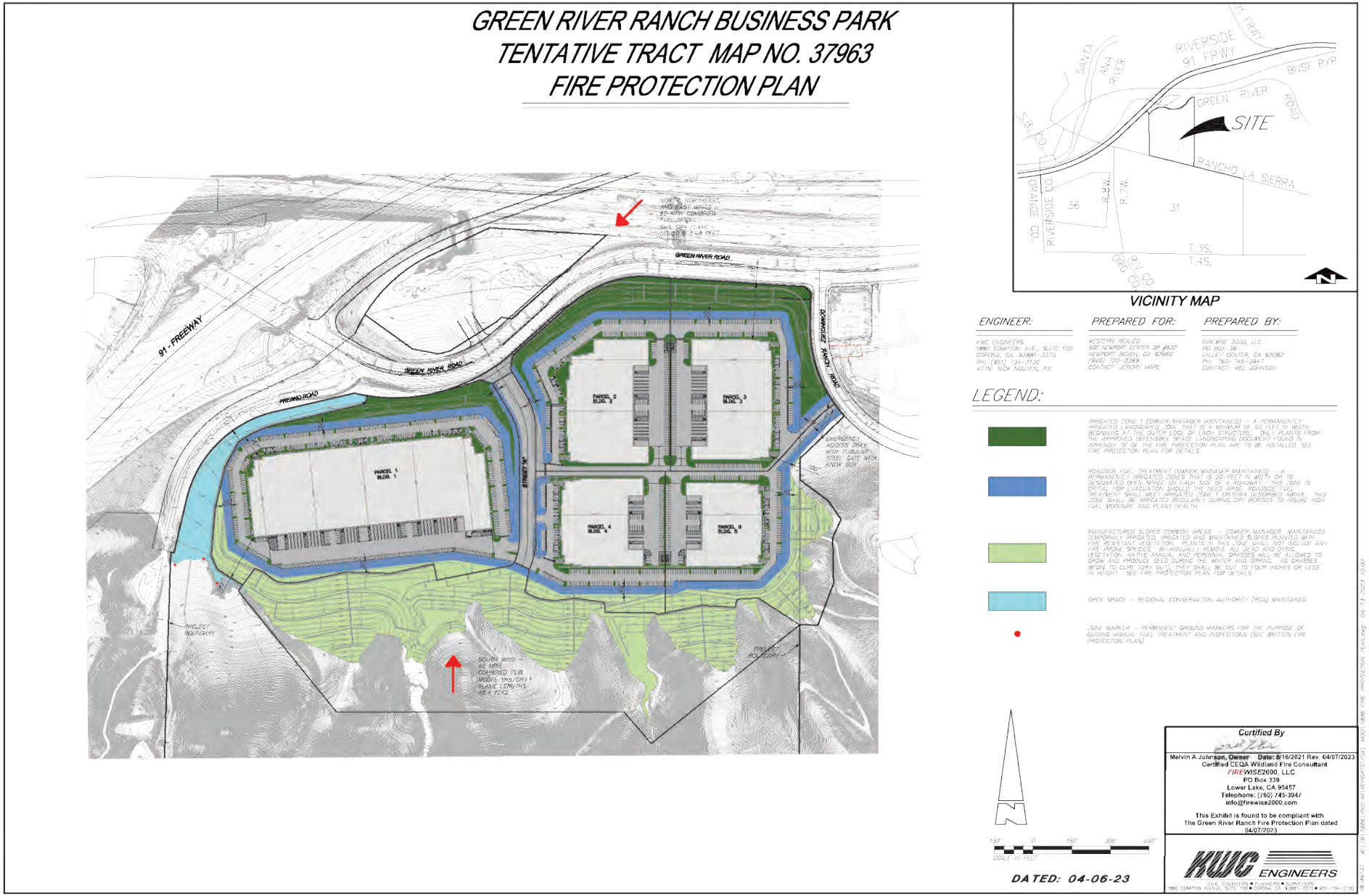
A wildfire will generally spread uphill due to preheating of the fuel and up-slope draft unless the prevailing wind is strong enough to overcome these two forces. The flames are closer to the fuel on the uphill side and they receive more radiant heat. This results in more preheating and faster igniting of the fuel. The heated air rises along the slope increasing the draft that further increases the rate of spread. As a result of winds blowing up-slope, more convective heat also reaches the fuel in front of the fire, and it is pre-heated more quickly to the ignition temperature. The opposite is true at night. When the slope becomes shaded, the surface generally loses heat rapidly and becomes cool. The air adjacent to the surface also cools and becomes denser thus heavier and it can begin to flow down-slope.

Historically, wildfires have occasionally burned into the City from the Cleveland National Forest often pushed by moderate west to southwest winds. Because a portion of the Modified Project site is located on the hillside of the Santa Ana Mountains impacted by these winds, and more importantly being located within a Very High FHSZ, the risk for the Modified Project site to exacerbate wildfire spreading is a potentially significant impact.

As identified in the 2001 EIR, future development resulting from the GRRSP would be required to prepare a Fuel Modification Program to be approved by the City prior to grading activities. As included in detail above in **PDF FIRE-1**, the FPP (Appendix X) addresses issues related to wildfire potential in the vicinity of the development of the BPI development in relation to the type of construction material and design, and landscaping and vegetation that would be allowed within the BPI Project area (GRRSP PAs 1, 2, and 3). Moreover, the purpose of the FPP is to implement Fuel Modification Zones (**PDF FIRE-2**) to ensure all proposed structures are safe from future wildland fires to the maximum extent feasible, as shown in Figure 4.20-1.

Overall, the Modified Project, would be constructed in compliance with the CFC and CBC, along with being compliant with CFD requirements as reflected in the Project's FPP including the Fuel Modification Program. Additionally, with the implementation of standard conditions of approval **PDF FIRE-1** and **-2**, the Project occupants would not be exposed to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire by exacerbating wildfire risks. Impacts would be **less than significant**, and no mitigation is required in a similar manner as identified in the 2001 EIR for the Approved Project.

FIGURE 4.20-1: FUEL MODIFICATION ZONES



SOURCE: KWC ENGINEERS, 2023.

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Impact FIRE-3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

As previously discussed in Threshold FIRE-2, the Modified Project site is in a Very High FHSZ and as a standard condition of approval for the Approved Project, future development would be required to prepare a Fuel Modification Program to be approved by the City prior to grading activities. As part of the development of the BPI Project design, improvements outlined in the FPP and Fuel Modification Program (**PDF FIRE-1**) would be approved by the City to reduce fire risk to the maximum extent feasible. In addition, the BPI development would incorporate the four main FMZs (**PDF FIRE-2**) as identified in the FMP, previously shown in Figure 4.20-1, which include the augmentation and long-term maintenance of surrounding vegetation to reduce risks from wildfires to life and property to the maximum extent feasible. The FPP also requires Zone Markers, bright orange markers on steel fence posts to clearly mark the boundary between Zone 2 and wildland areas for easier maintenance and inspection. Furthermore, the FPP identifies the Modified Project's Open space areas within the Project area to be managed the Riverside County Regional Conservation Authority upon acquisition.

As a result, with implementation of the FPP and FMP as outlined in **PDF FIRE-1** and **-2**, the proposed BPI development and balance of the Modified Project would not exacerbate fire risk or result in temporary ongoing impacts to the environment. Impacts would be **less than significant**, and no mitigation is required in a similar manner as identified in the 2001 EIR for the Approved Project.

Impact FIRE-4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Eliminated, Reduced, or No Changes to Impacts and No Changes to the Prior EIR are Required.

Vegetation is crucial in maintaining existing drainage patterns and the stability of soils on slopes and hillsides. Leaves, stems and branches capture and slow drainage, allowing it to more effectively percolate into the soil. Removal of surface vegetation reduces the ability of the soil surface to absorb rainwater and can allow for increased runoff that may include large amounts of debris or mud-flows. This risk is especially high under post-fire conditions as the rate of

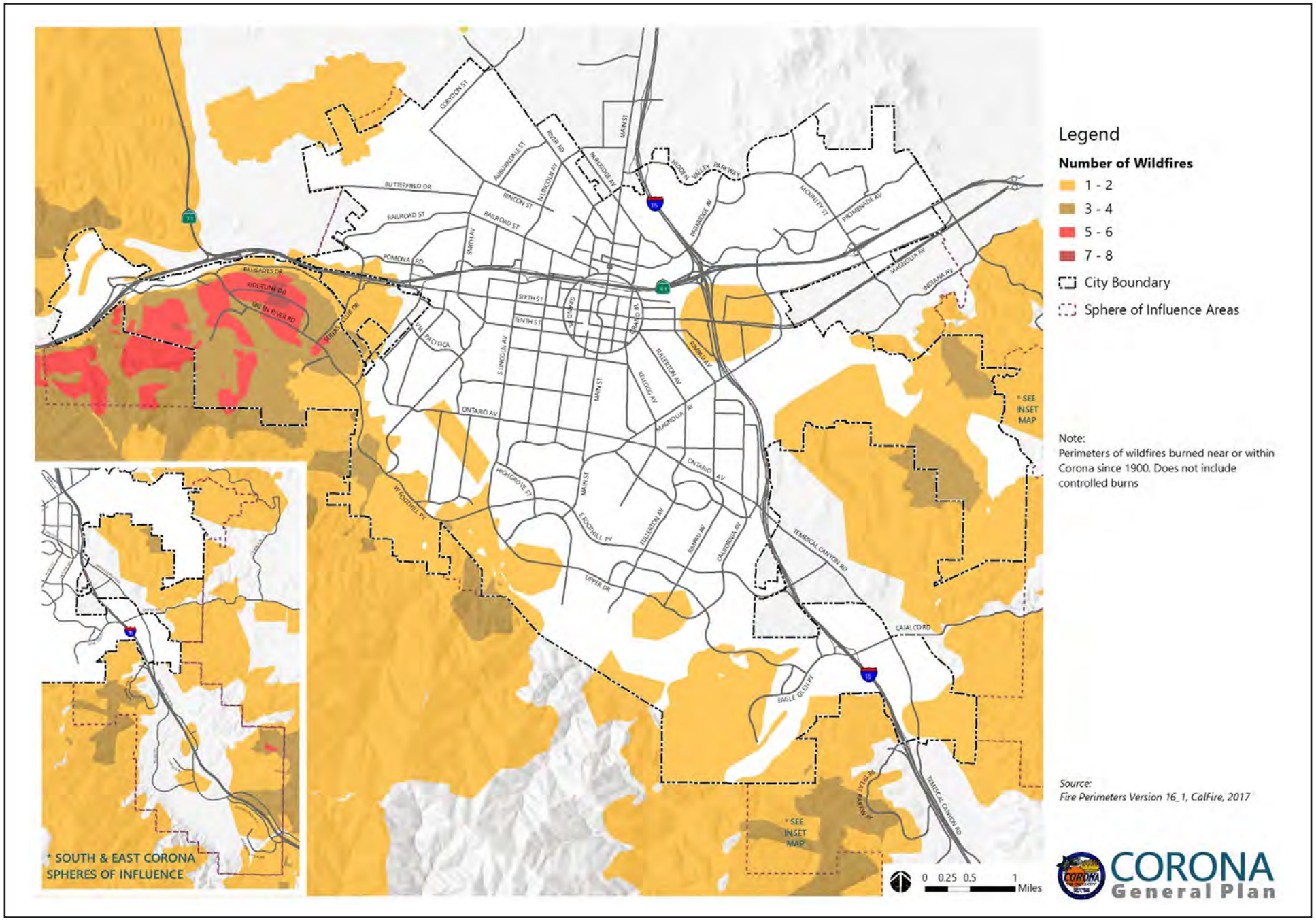
surface water runoff is increased as water percolation into the soil is reduced. This risk is especially high after wildfires, where fire-altered soil may repel water (become hydrophobic) and further reduce absorption. As shown in Figure 4.20-2, Wildfire History, since 1900 approximately one (1) to eight (8) fires have burned onto the Project site. The majority of the historic fires have burned on the undeveloped hillsides of the Santa Ana Mountains.

The Modified Project would be developed at the base of and on the hillsides of the Santa Ana Mountains. Under existing conditions, if a fire were to occur in the area, vegetation that stabilizes soils on the Project site could be burned and lead to increased erosion. As part of the Modified Project, a FPP would be drafted and approved by the City and CFD as required. Moreover, as included as **PDF FIRE-1**, the BPI development would implement the FPP requirements including the installation of FMZs (**PDF FIRE-2**) that incorporate defensible space zones to reduce wildfire impacts and improve erosion control on slopes. In the unlikely event of a fire, the BPI development construction materials and design, landscaping and vegetation area would lower rates of erosion and siltation of the slopes compared to pre-project conditions.

Once developed, the BPI development would be graded to a flat surface with manufactured slopes. As discussed previously in Section 4.6 Geology and Soils, although the Project area is susceptible to earthquake induced landslides, no history of landslides were identified as part of the site-specific geotechnical analysis. While vegetation thinning associated with the FMZ would reduce some of the vegetation in the sloped area south of the BPI Project, not all vegetation would be removed. This will allow root systems to remain and stabilize the slope. A fire burning through the area of thinned vegetation would burn at a lower intensity due to the reduced fuels available. This would result in a higher likelihood that root systems survive and continue to provide slope stabilization after the fire event. A fire burning through untreated fuels would burn at a higher intensity and possibly result in no vegetative matter remaining which would increase erosion potential. With the specific fire protection features designed for the BPI Project such as the water supply system, fire sprinklers, ignition resistant construction, fire access, and FMZ, it is unlikely that a fire would spread from the Project site to this vegetated area.

Soils on the Project would be stabilized during construction, including installation of infrastructure for diverting stormwater, and would include thinning of vegetation fuels on the most prominent slope which would reduce fire intensity, giving existing plants the best chance to survive and continue to provide slope stabilization. Due to those factors, the Project would not expose people or structures to downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be **less than significant**. No mitigation is required.

FIGURE 4.20-2: WILDFIRE HISTORY



SOURCE: CITY OF CORONA, 2020.

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4.20.8 CUMULATIVE IMPACTS ASSOCIATED WITH THE MODIFIED PROJECT

Less than Significant Impact. The Project will have a less than significant impact directly or indirectly to an emergency response or evacuation plan and mitigation is not required. The nearest Fire Station is less than a mile from the Project site and would adequately provide emergency services during construction and once in operation. As discussed in Threshold A (i), Section 3.2.4, Public Services, the Project's incremental impacts on fire protection services would be less than significant due to the proposed Project's approximate population increase of less than one-tenth of one percent of the City's current population. The Project includes design features, such as a Fire Protection Plan and Fuel Modification Plan conditionally approved by the City and CFD. Those design features minimize the Project's potential to exacerbate fire danger within the surrounding area, as well as post-fire flooding or landslides. Although the surrounding area to the north and west is generally built out and was developed under different provisions of the CFC, CBC, and CFD all future cumulative projects within the Project area including nearby properties located in the VHFHSZ would be required to adhere to current provisions of the CFC, CBC and CFD to reduce impacts from wildfire. With implementation of the Project's design features **PDF FIRE-1** and **-2** in combination with cumulative project compliance with the CFC, CBC, and CFD requirements, the Project would have **a less than significant** cumulative wildfire impact.

4.20.9 MITIGATION MEASURES IDENTIFIED IN PRIOR EIR APPLICABLE TO MODIFIED PROJECT

No mitigation measures related to wildfire were included in the 2001 EIR.

4.20.10 NEW MITIGATION MEASURES APPLICABLE TO MODIFIED PROJECT

No new mitigation measures related to wildfire are required.

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5.0 RELOCATION OF PCL-1 PROJECT ENVIRONMENTAL IMPACT ANALYSIS

5.0.1 APPROACH TO THE ENVIRONMENTAL ANALYSIS OF THE PROPOSED RELOCATION OF PCL-1

As detailed in Section 3.1.2 and 3.3, the proposed Relocation of Proposed Constrained Linkage 1 (PCL-1) requires the City to prepare environmental analysis and approval of the relocation based on superiority of the proposed alignment in comparison to the alignment of existing PCL-1 for use by the Western Riverside County Regional Conservation Authority (RCA) to make this change to the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP). The City is preparing this SEIR as lead agency to be used by RCA, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to approve the relocation in their role as Responsible and Trustee agencies. The existing and proposed locations for PCL-1 are shown in previously referenced Figure 3-3.

This section of the Draft EIR is based on the *Criteria Refinement Analysis Relocation of Proposed Constrained Linkage 1*, prepared by Glenn Lukos Associates, Inc. dated December 12, 2023 (Appendix Q).

With this in mind, the California Environmental Quality Act (CEQA) provides that an Environmental Impact Report (EIR) focus on a project's significant effects on the environment, discussing the effects with emphasis in proportion to their severity and probability of occurrence. The City has determined that the proposed Relocation of PCL-1 Project has the potential to result in new and/or substantially more severe significant environmental impacts. For the purposes of Section 5.0, references to the "proposed Project" or "Project" are defined as the proposed Relocation of PCL-1. Pursuant to State CEQA Guidelines, this section addresses impacts associated with the proposed Project based on analysis of the following environmental resource topics:

- 5.1 Aesthetics
- 5.2 Land Use and Planning
- 5.3 Agricultural & Forest Resources
- 5.4 Minerals
- 5.5 Air Quality
- 5.6 Noise
- 5.7 Biological Resources
- 5.8 Population and Housing
- 5.9 Cultural Resources
- 5.10 Public Services
- 5.11 Energy
- 5.12 Recreation
- 5.13 Geology / Soils
- 5.14 Transportation
- 5.15 Greenhouse Gas Emissions
- 5.16 Tribal Cultural Resources
- 5.17 Hazards & Hazardous Materials
- 5.18 Utilities / Service Systems
- 5.19 Hydrology / Water Quality
- 5.20 Wildfire

5.0.2 ENVIRONMENTAL CHECKLIST

The analysis relative to each environmental issue will include the following:

- A description of the existing setting relative to each environmental issue;
- A summary of policies and regulations relevant to the specific environmental issue;
- The identification of the significance thresholds against which the project's impact will be measured;
- An evaluation of project-specific impacts and a determination of significance based on identified threshold;
- A description of proposed project design features and/or standard conditions that will help reduce the level of any potential impact;
- An identification of feasible measures to minimize any significant environmental effect;
- A determination of the level of significance after mitigation measures are implemented; and
- An evaluation of cumulative impacts and determination of significance.

Mitigation Measures are the requirements imposed on the proposed Project to reduce the significance of identified impacts. Mitigation Measures have been identified for those significant impacts. Mitigation Measures will be required during implementation of the proposed Project.

The environmental analysis provided hereafter in Sections 5.1 through 5.20 focuses on changes in the existing physical environment and identifies the direct, indirect, and cumulative impacts associated with the development of the proposed Project.

5.1 AESTHETICS

5.1.1 ENVIRONMENTAL SETTING

The proposed Project's alignment, approximately 711.28 acres, is outside of the City's limits but within the City's Sphere of Influence (SOI) within Riverside County. The alignment runs south to north from the Cleveland National Forest to SR-91. The Relocation of PCL-1 is located on property known as B Canyon and is approximately 711.28 acres, and consists of the parcels that would be added to the WR-MSHCP as Additional Reserve Lands.

Elevations of the proposed Project range from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the Project is topographically oriented north to south along ridgelines and canyons, while the southern portion crosses a series of steep east-west canyons and ridgelines.

The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes. The existing zoning for the proposed Project alignment overlays Residential Rural (R-R) (Riverside County) and Rural Mountainous (SOI) land uses.

The Project alignment is largely surrounded by undeveloped lands, however light emitting sources (i.e., street lighting, building illumination, security lighting, and landscape lighting) are from the northernly SR-91, residential uses to the east, and Star Ranch to west.

5.1.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.1.4 Aesthetics prepared for the Modified Project.

5.1.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.1.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant visual quality impacts would occur if the proposed Project or any Project-related component would:

Threshold AES-1 Have a substantial adverse effect on a scenic vista?

Threshold AES-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

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

Threshold AES-4 Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

5.1.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact AES-1:	**Have a substantial adverse effect on a scenic vista?**
Impact AES-2:	**Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?**
Impact AES-3:	**In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**
Impact AES-4:	**Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

No Impact.

According to the WR-MSHCP, a Constrained Linkage is a constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited due to existing patterns of development and land use. As summarized in Section 3.0, Project Description, the WR-MSHCP designated a wildlife corridor named PCL-1 to provide a constrained connection between the wildlife habitats located in Core Area A to the north (Prado Basin/Santa Ana River) and Core Area B to the south (Cleveland National Forest). There have been discussions about relocating PCL-1 to alternative and superior yet still constrained locations for the past 20 years, including the most recent proposal in 2016 that wasn't approved due to various limitations. However, there is agreement among relevant authorities that a new alignment in B Canyon as envisioned by the proposed Relocation of PCL-1 would be more beneficial for wildlife movement.

Consequently, the proposed realignment would not result in and does not require any new development or any temporary construction activities. Therefore, implementation of the proposed Project would not result in any impacts to a scenic vista, scenic highway, nor would it degrade the existing visual character or create glare. No mitigation measures are required.

5.1.6 CUMULATIVE IMPACTS

Less Than Significant.

The cumulative aesthetics study area for the Project is the viewshed from public areas that can view the Project alignment and locations that can be viewed from the Project alignment. As previously determined, the proposed realignment does not require any new development or any temporary construction activities, therefore implementation of the proposed Project would not result in any impacts to a scenic vista, scenic highway, nor would it degrade the existing visual character or create glare. In addition, there are no cumulative projects identified within the vicinity of proposed Project as identified in Section 2.0 that would contribute to development that is consistent with planned uses in the Project area. The Project would result in no impact associated with scenic vistas, scenic resources, visual character, and lighting. Consequently, the proposed Project would result in no impacts associated with aesthetics and no mitigation is required.

5.1.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.1.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.2 AGRICULTURAL AND FORESTRY RESOURCES

5.2.1 ENVIRONMENTAL SETTING

The proposed Project's alignment, approximately 701.04 acres, is outside of the City's limits but within the City's SOI within Riverside County. The alignment runs north to south from the Cleveland National Forest to SR-91. The Relocation of PCL-1 is located on property known as B Canyon and is approximately 711.28 acres, and consists of the parcels that would be added to the WR-MSHCP as Additional Reserve Lands.

Elevations of the proposed Project range from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the Project is topographically oriented north to south along ridgelines and canyons, while the southern portion crosses a series of steep east-west canyons and ridgelines.

The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes. The existing zoning for the proposed Project alignment overlays Residential Rural (R-R) (Riverside County) and Rural Mountainous (SOI) land uses.

The current Farmland Monitoring and Mapping Program (FMMP) map identifies the Project site, which consists of the approximately 711.28-acre Project alignment as having the following designations:

- Grazing Land: Existing vegetation is suited to the grazing of livestock.
- Other Land: land not included in any other mapping category. Examples include low density rural developments.

The Project site does not contain any land defined as prime or farmland of statewide importance, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or land zoned Timberland Production (as defined by Government Code section 51104(g)).

5.2.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.2.4 Agricultural and Forestry Resources prepared for the Modified Project.

5.2.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.2.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City, significant agricultural and forest resources impacts would occur if the proposed Project or any Project-related component would:

Threshold AGF-1 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?

Threshold AGF-2 Conflict with existing zoning for agricultural use or a Williamson Act contract?

Threshold AGF-3 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))?

Threshold AGF-4 Result in the loss of forest land or conversion of forest land to non-forest use?

Threshold AGF-5 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?

5.2.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact AG-1:	**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?**

No Impact.

As previously stated, the proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats within the WR-MSHCP. It can be anticipated that all of the realignment would be used for wildlife movement and not to support existing farmland, Prime Farmland, or Farmland of Statewide Importance. In addition, the proposed realignment does not require any new development or any temporary construction activities that would otherwise impact farmland.

According to the current FMMP map, the approximately 711.28-acre Project alignment consists of Grazing Land and Other Land designations. Consequently, there are no Prime and Unique Farmland within the Project alignment. Therefore, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland),

to non-agricultural use. As a result, no impact would occur, and no mitigation measures are required.

Impact AG-2:	**Conflict with existing zoning for agricultural use or a Williamson Act contract?**

No Impact.

As stated in the City's General Plan EIR, there are no Williamson Act contracts in the City. Therefore, no conflicts with Williamson Act contract lands would occur. As a result, no impacts would occur, and no mitigation measures are required.

Impact AG-3:	**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))?**
Impact AG-4:	**Result in the loss of forest land or conversion of forest land to non-forest use?**
Impact AG-5:	**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?**

No Impact.

As stated in the Criteria Refinement Analysis (Appendix Q), the Project alignment is heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest located within the Santa Ana Mountains of the Cleveland National Forest. According to CALFIRE, there are no current or planned fixed commercial timber operations subject to a Timber Harvesting Plan in southwest Riverside County. As stated in the City's General Plan EIR, there are no timber production or agricultural zones in the City or its SOI. Moreover, the proposed Project does not require any new development or any temporary construction activities, nor would the Project include any new the land use designations. Consequently, implementation of the proposed Project would not result in loss or conversion of timberland to non-forest uses, or the loss of forest land or conversion of forest land to non-forest use. In addition, the implementation of the proposed Project will not result in the conversion of any land to municipal or agricultural uses. As such, there would be no changes in the existing environment which could result in the conversion of farmland or forest land to non-agricultural or non-forest use. As a result, no impacts would occur, and no mitigation measures are required.

5.2.6 CUMULATIVE IMPACTS

Agricultural Resources

The cumulative study area for agricultural resources is the City and the County of Riverside as these resources are regularly assessed on the countywide level as part of the state's FMMP. Throughout the County, numerous development projects exist that would result in the additional conversion of agricultural land, including Prime Farmland and Farmland of Statewide Importance, to nonagricultural uses. There are no agricultural uses, Williamson Act contracts, or agricultural zones within the immediate vicinity of the Project alignment and within the peripheries of the City. As previously discussed, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), to non-agricultural use. Therefore, the Project would not cumulatively contribute to agricultural resource impacts. Thus, cumulative impacts related to agricultural resources would not occur.

Forest Resources

The cumulative study area for forestry resources is the City and the County of Riverside. There are no forest resources or woodland vegetation within the immediate vicinity of the Project site and limited lowland woodlands within the peripheries of the City. As discussed above, Project implementation would not directly impact forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project would not cumulatively contribute to forest resource impacts.

5.2.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.2.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.3 AIR QUALITY

5.3.1 ENVIRONMENTAL SETTING

As previously discussed in Section 4.3.3 prepared for the Modified Project, the proposed Project alignment is within the South Coast Air Basin (SCAB). Air quality in the basin is measured by comparing pollutant levels in air samples to set standards. The US EPA sets National Air Quality Standards (NAAQS) for six key pollutants, while the California Air Quality Standards (CAAQS) are even stricter. Areas that fail to meet NAAQS must develop a plan to reduce emissions. The Project alignment is located within the Corona/Norco Area Source Receptor Areas (SRA) 22.

The South Coast Air Quality Management District (SCAQMD) uses significance thresholds to determine if a project's emissions would significantly worsen air quality. Projects that meet these thresholds and are consistent with the growth projections in the AQMP (Air Quality Management Plan) are considered compliant with air quality regulations. The AQMP outlines strategies to bring the region into attainment with air quality standards.

SCAQMD defines sensitive receptor locations as residential or other locations where sensitive populations may be located. Other sensitive receptor locations include schools, hospitals, convalescent homes, day care centers, and other locations where children, chronically ill individuals, or other sensitive persons could be exposed.

5.3.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.3.4 Air Quality prepared for the Modified Project.

5.3.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.3.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant air quality impacts would occur if the proposed Project or any Project-related component would:

Threshold AQ-1 Conflict with or obstruct implementation of the applicable air quality plan?

Threshold AQ-2 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?

Threshold AQ-3 Expose sensitive receptors to substantial pollutant concentrations?

Threshold AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

5.3.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact AQ-1:	**Conflict with or obstruct implementation of the applicable air quality plan?**
Impact AQ-2:	**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?**
Impact AQ-3:	**Expose sensitive receptors to substantial pollutant concentrations?**
Impact AQ-4:	**Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

No Impact.

Land use development projects must conform with the AQMP and other regulations under the SCAQMD. As previously stated, the proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats within the WR-MSHCP and no new development is proposed. Consequently, no construction or operational emissions would occur. Therefore, the proposed Project would not obstruct implementation of any air quality plan, nor result in any increase of a criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions. As a result, no impacts would occur, and no mitigation measures are required.

CUMULATIVE IMPACTS

No Impact.

The SCAQMD 2022 AQMP evaluates regional conditions within the Basin and sets regional emission significance thresholds for both construction and operation of development projects that apply to project-specific impacts and cumulatively-considerable impacts. Therefore, per SCAQMD's methodology, if an individual project would result in air emissions of criteria pollutants that exceeds the SCAQMD's thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants.

As described above, no new development is proposed by the Project, therefore no construction or operational emissions will occur. Construction and operational emissions would not be generated by the Project and therefore impacts would not be cumulatively considerable.

In addition, the Project would not result in human health or cancer risk to adjacent land uses because no construction or operational emissions would be generated. Therefore, impacts on human health risks would not be cumulatively considerable.

Furthermore, the Project would not expose surrounding uses to objectionable odors. Thus, there is no potential for odors from the Project to combine with odors from surrounding development Projects and expose nearby sensitive receptors to offensive odors. Therefore, the Project would not result in significant cumulative impacts related to odors.

5.3.6 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.3.7 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.4 BIOLOGICAL RESOURCES

In accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a Criteria Refinement Analysis (CRA) was prepared by Glenn Lukos Associates dated December 12, 2023 (Appendix Q) to address the proposed relocation the alignment of Proposed Constrained Linkage 1 (PCL-1) to an alternate location. Due to several constraints associated with the existing alignment of PCL-1, the conceptual relocation of the linkage has been discussed multiple times over the past 15 years including most recently a prior analysis in 2016. Although a Criteria Refinement was not approved in 2016, the underlying need for the refinement has been generally acknowledged by the City, Regional Conservation Authority (RCA), the U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW).

5.4.1 ENVIRONMENTAL SETTING

The MSHCP identifies seven Criteria Cells (1702, 1704, 1811, 1812, 1896, and 1898) within the Temescal Area Plan (Subunit 1 – Santa Ana River to Santa Ana Mountains) where conservation lands are described for the assembly of PCL-1. The current PCL-1 alignment is located within the northwestern portion of Riverside County near the San Bernardino and Orange County lines, south of State Route 91 (SR-91) in the northwest portion of the MSHCP Plan Area. PCL-1 is intended to connect Existing Core A (Prado Basin/Santa Ana River) with Existing Core B (Cleveland National Forest) to the south. Existing urban development constrains the linkage at its northern terminus, including State Route (SR) 91, the Burlington Northern Santa Fe (BNSF) railroad line and Green River Road, although the linkage is unconstrained in the south. Despite these constraints, the MSHCP recognizes that PCL-1 likely provides for movement of mountain lion (*Puma concolor*) and bobcat (*Lynx rufus*) from the Santa Ana Mountains to the Chino Hills area beyond the Plan Area. Maintenance of contiguous habitat blocks with appropriate refugia for resting, such as rockpiles, brush piles, windfalls, hollow snags and hollow trees, is important for dispersal of juveniles in this proposed linkage. Additional PCL-1 planning species include the coastal California gnatcatcher (*Polioptila californica californica*) and Cooper's hawk (*Accipiter cooperi*).

As described above, a number of existing land uses constrain PCL-1 at its northern terminus including SR-91, the BNSF railroad line and Green River Road. Prior biological studies have identified and evaluated an alternative and less constrained linkage area west of the existing PCL-1 alignment that is not currently identified for conservation by the MSHCP. Analysis of the effectiveness of the existing PCL-1 compared to the effectiveness of the alternative PCL-1 in meeting the stated MSHCP goals for PCL-1 was studied, including the potential to connect with the Prado Basin and the Chino Hills. In addition, a wildlife movement study was performed in 2006 and 2007 for the property that contains existing PCL-1 and alternate PCL-1, referred to at that time as the "Corona 850" property.

The proposed Criteria Refinement presents the alternate alignment for PCL-1, which will include existing MSHCP Conserved Lands and lands that have been acquired by the RCA. A total of 711.28 acres of land will be assembled for the alternate PCL-1, consisting of ten parcels. The alternate PCL-1 alignment is located immediately west of the existing PCL-1 alignment. The existing alignment begins at the boundary with Core B (Cleveland National Forest) and extends north across undeveloped land, Green River Road, and SR-91, terminating just north of SR- 91. The alternate alignment would also begin at the boundary with Core B and extend across undeveloped land before terminating at SR-91. Approximately 538.45 acres of the 711.28-acre total will be associated with the six Criteria Cells, with approximately 163.95 acres associated lands located outside of, but adjacent to, the Criteria Area.

The existing PCL-1 aligned and the proposed realignment of PCL-1 is shown on previously referenced Figure 3-3.

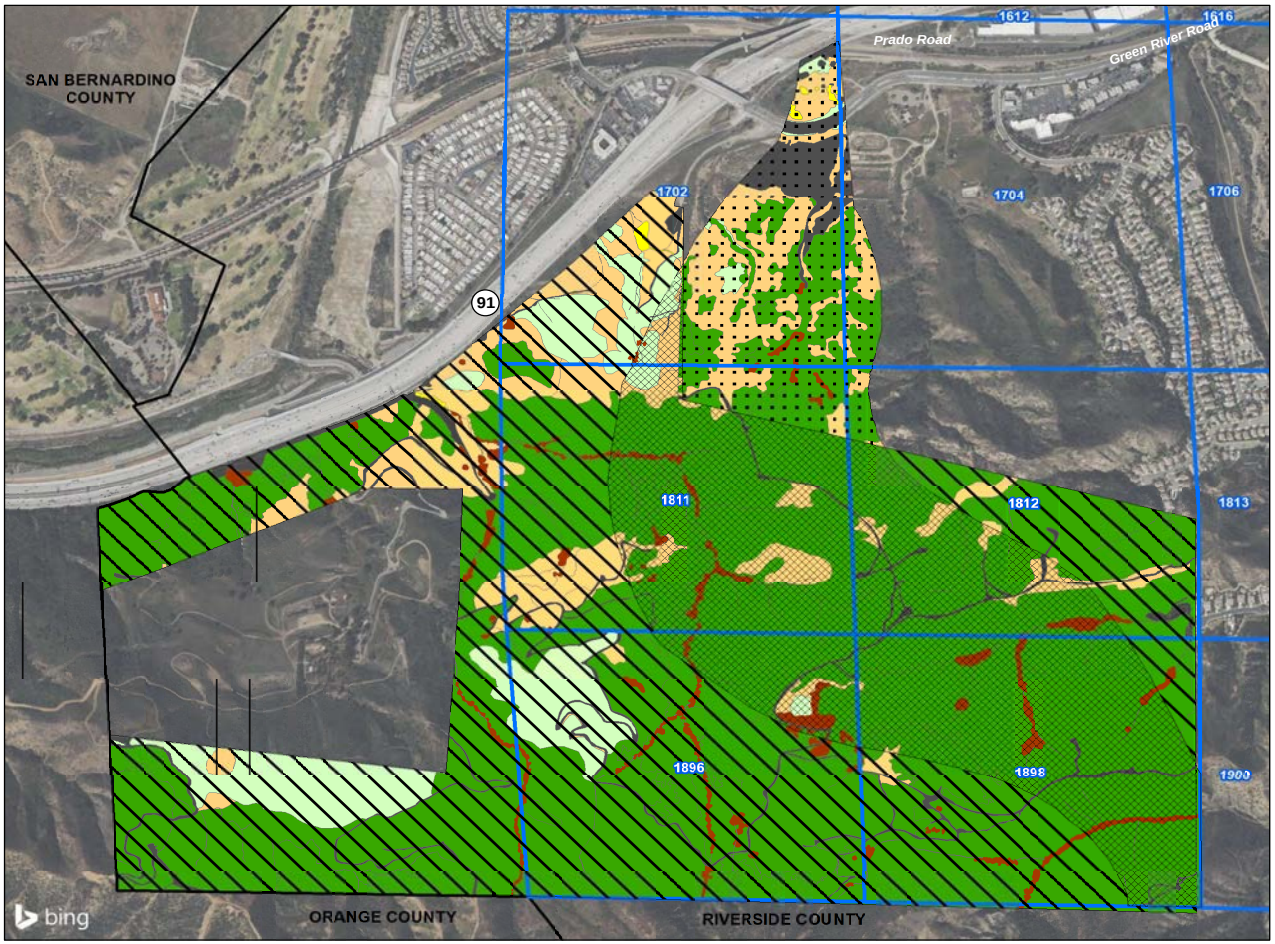
The alternate PCL-1 alignment is superior to the existing PCL-1 alignment in achieving connection with the Chino Hills because it is: not impacted by the high volume of traffic on Green River Road; it quickly crosses SR-91 rather than running alongside the freeway and ramps for as much as 1,200 feet; wildlife would negotiate the BNSF railroad line a half-mile away from SR-91 instead of negotiating both obstacles simultaneously; wildlife could use the existing footbridge across the Santa Ana River; and it leads to Aliso Canyon, which is the largest canyon in Chino Hills State Park, and therefore is a natural travel corridor for mountain lions, bobcats, and other wildlife.

Vegetation was analyzed within the existing PCL-1 and the alternate PCL-1. **Table 5.4-1** provides a summary of the vegetation communities and is provided on Figure 5.1 PCL Vegetation Map.

Table 5.4-1 Vegetation Communities within the Existing PCL-1 and Alternate PCL-1

Vegetation Community	Existing PCL-1 (Acres)	Alternate PCL-1 (Acres)
Residential/Urban/Exotic	16.67	21.21
Coastal Sage Scrub	5.51	55.09
Chaparral	250.68	546.16
Non-Native Grassland	45.84	69.69
Coast Live Oak Woodland	9.09	18.39
Miscellaneous Riparian	0.51	0.74
Total	**328.30**	**711.28**

FIGURE 5-1: PCL-1 VEGETATION MAP



LEGEND

- Counties
- Criteria Cell
- Existing PCL-1 (Removed)
- Existing PCL-1 (To Remain)
- Alternate PCL-1 (New)
- Chaparral
- Coast Live Oak Woodland
- Coastal Sage Scrub Grassland
- Grassland
- Miscellaneous Riparian
- Residential/Urban/Exotic

SOURCE: GLENN LUKOS ASSOCIATES, 2024.

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5.4.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

FEDERAL

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973 defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification that result in injury to, or death of species as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

Section 7 of the ESA outlines the procedures for Federal interagency cooperation to conserve Federally listed species and designated critical habitat. Section 7 of the Act requires federal agencies to consult with the USFWS on proposed actions which may affect threatened or endangered species or which may affect critical habitat. Section 7 also requires federal agencies to confer with the USFWS if the agency determines that its action is likely to jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat. This consultation may take place in two steps:

1. Informal consultation is an optional process that includes all discussions, correspondence, etc. between the USFWS and the federal agency or a designated non-federal representative. Informal consultation is designed to assist the involved agencies in determining whether an action may affect a listed species. If the USFWS concurs that an action is not likely to adversely affect a listed species, Section 7 consultation ends. During informal consultation, the USFWS may suggest modifications to the action that the federal agency and/or permittee could make to avoid the likelihood of adverse effect.
2. If the project is likely to adversely affect a listed species, formal consultation between the USFWS and the federal agency is initiated. During formal consultation, the USFWS evaluates information relating to potential project effects on the listed species. At the conclusion of this evaluation, the USFWS formulates a Biological Opinion as to whether the project is likely to jeopardize the continued existence of the listed species.

If a "jeopardy opinion" is issued, the USFWS is to include reasonable and prudent alternatives to the federal action. In the case of a "no jeopardy opinion" (or with the implementation of reasonable and prudent alternatives), the USFWS may also issue an "incidental take" statement, which allows the incidental take of a listed species in accordance with terms and conditions specified in the Biological Opinion.

Section 10 of the ESA provides the regulatory mechanism which allows the incidental take of a listed species by private interests and non-federal government agencies during lawful land, water, and ocean use activities. Under these conditions habitat conservation plans (HCPs) for the impacted species must be developed, approved by the USFWS, and implemented by the permittee. It is the goal through the HCP to minimize impacts to the species and develop viable mitigation measures to offset the unavoidable impacts.

STATE

California Endangered Species Act

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal Endangered Species Act (FESA), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating "No person shall import into this state, export out of 18 this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided." Under the CESA, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific,

educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913 of the of the California Fish and Game Code provide that notification is required prior to disturbance.

State authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted as outlined within Sections 2090-2097 of the CESA. This requires that the state lead agency consult with CDFW on projects with potential impacts on state-listed species. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed as 19 well as state-listed species. In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

Clean Water Act, Section 404

Pursuant to Section 404 of the Clean Water Act (CWA), the United States Army Corps of Engineers (Corps) regulates the discharge of dredged and/or fill material into waters of the United States. The term "waters of the United States" is defined in Corps regulations at 33 CFR Part 328.3(a) as:

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect foreign commerce including any such waters:

  (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or

  (ii) From which fish or shell fish are or could be taken and sold in interstate or foreign commerce; or

  (iii) Which are used or could be used for industrial purpose by industries in interstate commerce...

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in paragraphs (a) (1)-(4) of this section;

(6) The territorial seas;

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1)-(6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the EPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the ordinary high water mark (OHWM) which is defined at 33 CFR 328.3(e) as: ...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

The term “wetlands” (a subset of “waters of the United States”) is defined at 33 CFR 328.3(b) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support...a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the Corps published the Wetland Manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the Wetland Manual and the Arid West Supplement generally require that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the Wetland Manual and Arid West Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria:

More than 50 percent of the dominant plant species at the site must be hydrophytic in nature as published in the most current national wetland plant list;

Soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleysol color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and

Whereas the Wetland Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include a quantitative criteria with the exception for areas with “problematic hydrophytic vegetation”, which require a minimum of 14 days of ponding to be considered a wetland.

Clean Water Act, Section 401

The California Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the CWA. RWQCB and each of its nine Regional Boards regulate the discharge of waste (dredged or fill material) into waters of the United States and waters of the state. Waters of the United States are defined above in Section II.A and waters of the state are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code 13050[e]).

The Project is within the jurisdiction of the Santa Ana RWQCB and will require a water quality certification or waiver. Section 401 of the CWA requires certification for any federal permit or license authorizing impacts to waters of the U.S. (i.e., waters that are within federal jurisdiction), such as Section 404 of the CWA and Section 10 of the Safe Rivers and Harbors Act, to ensure that the impacts do not violate state water quality standards. When a project could impact waters outside of federal jurisdiction, the Regional Board has the authority under the Porter-Cologne Water Quality Control Act to issue Waste Discharge Requirements (WDRs) to ensure that impacts do not violate state water quality standards. Clean Water Act Section 401 Water Quality Certifications, WDRs, and waivers of WDRs are also referred to as orders or permits.

California Fish and Wildlife Section 1600

Sections 1600-1603 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

CDFW defines a stream (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW's definition of "lake" includes "natural lakes or manmade reservoirs." CDFW also defines a stream as "a body of water that flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators."

It is important to note that the Fish and Game Code defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45 and Division 2, Chapter 1 section 711.2(a) respectively). Furthermore, Division 2, Chapter 5, Article 6, Section 1600 et seq. of the California Fish and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence/absence of vegetation types or communities.

REGIONAL

Western Riverside Multiple Species Habitat Conservation Plan

The MSHCP was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the federal and state wildlife agencies and participating entities. The MSHCP is a comprehensive habitat conservation-planning program for western Riverside County. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. As such, the MSHCP is intended to streamline review of individual projects with respect to the species and habitats addressed in the MSHCP, and to provide for an overall Conservation Area that would be of greater benefit to biological resources than would result from a piecemeal regulatory approach. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species pursuant to Section 10(a) of the FESA.

Through agreements with the USFWS and the CDFW, the MSHCP designates 146 special-status animal and plant species that receive some level of coverage under the plan. Of the 146 "Covered Species" designated under the MSHCP, the majority of these species have no additional survey/conservation requirements. In addition, through project participation with the MSHCP, the MSHCP provides mitigation for project-specific impacts to Covered Species so that the impacts would be reduced to below a level of significance pursuant to CEQA. As noted above, project-specific survey requirements exist for species designated as "Covered Species not yet adequately conserved". These include Narrow Endemic Plant Species, as identified by the Narrow Endemic Plant Species Survey Areas (NEPSSA); Criteria Area Plant Species identified by the Criteria Area Species Survey Areas (CASSA); animal species as identified by survey area; and plant and animal species associated with riparian/riverine areas and vernal pool habitats (Volume I, Section 6.1.2 of the MSHCP document).

For projects that have a federal nexus such as through federal Clean Water Act Section 404 permitting, take authorization for federally listed covered species would occur under Section 7 (not Section 10) of FESA and that USFWS would provide a MSHCP consistency review of the proposed project, resulting in a biological opinion. The biological opinion would require no more compensation than what is required to be consistent with the MSHCP.

LOCAL

City of Corona 2020–2040 General Plan

The City of Corona 2020–2040 General Plan includes several goals and policies relating to biological resources including:

Environmental Resources Element

Goal ER-4 Proper management of floodplain and riparian areas for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and public health and safety.

Policy ER-4.4 Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses to the extent feasible in new private and public developments or implement on-site replacement as mitigation.

Goal ER-5 Preservation and protection of natural and man-made wetlands from development impacts for their importance to wildlife habitat, unique and sensitive plant life, water recharge, and scenic value.

Policy ER-5.5 Prohibit the planting of invasive, nonnative species in areas that would encroach and affect watercourses, their banks, and riparian areas.

Goal ER-6 Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.

Policy ER-6.1 Support the rehabilitation and enhancement of the biological diversity, and integrity of the City's natural resources through such means as vegetation restoration, control of alien plants and animals, landscape buffering, and natural watercourse channel restoration.

Policy ER-6.2 Preserve the wildlife and plant species and habitats listed in Tables 4-12 and 4-13 of the Technical Background Report for the General Plan and EIR and those that may be considered by the City of Corona in the future.

Policy ER-6.3 Ensure that new developments and circulation improvements demonstrate compliance with state and federal regulations concerning the status, location, and condition of significant and sensitive biological species and habitats and riparian and riverine corridors. Biological surveys, as required and defined by the Western Riverside County Multiple Species Habitat Conservation Plan, should identify potential impacts on biological resources and include mitigation measures to protect/replace resources in like kind.

Policy ER-6.4 Ensure that new developments through the development review process adhere to the Western Riverside County Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Habitat Conservation Plan, and other habitat plans as appropriate to conserve biological diversity through protection of natural communities.

Policy ER-6.5 Preserve wildlife habitat of significant natural open space areas, including expanding habitat ranges, movement corridors, and nesting sites by adhering to and implementing the core biological linkages identified in the MSHCP for parts of the Temescal Canyon Area Plan in the City. Any proposed recreational use of those areas such as trails shall be designed to not interfere with the preservation efforts established in the MSHCP.

Goal ER-7 Adequate protection of biological resources and increased public awareness of their value to the community.

Policy ER-7.1 Require that public and private construction activities be conducted in a manner to minimize adverse impacts on natural resources and biological resources in proximity to MSHCP conservation areas and adhere to the MSHCP Guidelines pertaining to Urban/Wildlife Interface for drainage, toxics, lighting, noise, invasive barriers and grading [MSHCP Section 6.1.4].

Goal ER-8 Protection, enhancement, and sustaining of significant plant and wildlife species and habitat that exist in Corona and its Planning Area, for the long-term benefit of the natural environment and Corona residents and visitors.

Policy ER-6.1 Support the rehabilitation and enhancement of the biological diversity, and integrity of the City's natural resources through such means as vegetation restoration, control of alien plants and animals, landscape buffering, and natural watercourse channel restoration.

Goal ER-8 Protection of forest and vegetation resources in the City of Corona.

Policy ER-8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest lands as a means of providing open space and protecting natural resources and MSHCP habitat.

Policy ER-8.4 Maintain and conserve superior examples of native trees (including oak trees), natural vegetation, stands of established trees, and other features for aesthetic and water conservation purposes.

Policy ER-8.5 Conserve the oak tree resources in the City to the extent feasible.

Goal ER-9 Protection of regional washes and waterways and their use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Policy ER-9.1 Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies in the Western Riverside County MSHCP.

Policy ER-9.2 Conserve existing wetlands and wetland functions and values in the Temescal Canyon Wash, Prado Basin, and the Santa Ana River with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub, and open water habitats.

Policy ER-9.3 Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher within the Temescal Canyon Area Plan including locations at Prado Basin, Santa Ana River, and Temescal Wash. Maintain existing breeding habitat for these species at Prado Basin, Santa Ana River, and Temescal Wash where applicable to a particular project and location.

Policy ER-9.4 Conserve and manage suitable habitat for species known to exist in the Temescal Canyon Area Plan of Western Riverside County's Multiple Species Habitat Conservation Plan.

Policy ER-9.5 Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon area, including Munz's onion, Palmer's grappling hook, smallflower morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.

Policy ER-9.6 Conserve sandy soils co-occurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon area.

Policy ER-9.7 Conserve locations supporting California muhly, heart-lived pitcher sage, Hall's monardella, and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.

Policy ER-9.8 Provide for and maintain connection(s) from the Cleveland National Forest to Prado Basin and the Santa Ana River within Temescal Canyon, providing opportunities for offsite connections to Chino Hills State Park.

Policy ER-9.10 Conserve floodplain areas supporting sensitive plant species known to occur in Temescal Canyon, including Parry's spineflower, peninsular spineflower, and smooth tarplant, and Coulter's matilija poppy.

Policy ER-9.11 Conserve rocky soils co-occurring with coastal sage scrub, peninsular jumper, or chaparral supporting Payson's jewelflower, known to occur in the Temescal Canyon area.

Policy ER-9.12 Provide for and maintain a continuous linkage along Temescal Wash from the southern boundary of the Temescal Canyon area to the Santa Ana River.

5.4.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.4.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant biological resource impacts would occur if the proposed Project or any Project-related component would:

Threshold BIO-1 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?

Threshold BIO-2 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 Game or U.S. Fish and Wildlife Service?

Threshold BIO-3 Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Threshold BIO-4 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?

Threshold BIO-5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Threshold BIO-6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

METHODOLOGY

The analysis within this section is based on the CRA (Appendix Q) completed for the Project, the MSCHP, the City's 2020-2040 General Plan, and the City's Municipal Code.

5.4.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact BIO-1:	**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?**

Impact BIO-2:	**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 Game or U.S. Fish and Wildlife Service?**

No Impact. As part of the Criteria Refinement, a total of 378.44 acres of native vegetation will be included within the new limits of PCL-1. The alternate PCL-1 alignment would result in removal of 82.8 acres of described lands, specifically 11.5 acres of residential/urban/exotic, 2.0 acres of coastal sage scrub, 37.4 acres of chaparral, 30.3 acres of non-native grassland, 1.1 acres of coast live oak woodland, and 0.5 acres of riparian. alternate PCL-1 would conserve 465.8 acres of Undescribed Replacement Land, specifically, 16.0 acres of residential/urban/exotic (increase of 4.5 acres), 51.6 acres of coastal sage scrub (increase of 49.6 acres), 332.9 acres of chaparral (increase of 295.5 acres), 54.2 acres of non-native grasslands (increase of 23.9 acres), 10.4 acres of coast live oak woodland (increase of 9.3 acres), and 0.7 acres of riparian (increase of 0.2 acres).

The additional acreage of native vegetation communities includes coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and miscellaneous riparian habitat. These habitats are identified as suitable habitat for special status species known in the area. Furthermore, proposed alternative alignment of PCL-1 would support nesting, foraging, and live-in habitat for

mountain lion, bobcat, Cooper's hawk, and coastal gnatcatcher which are identified within Section 3.2.3 of the MSHCP.

In addition to the four MSHCP Planning Species identified above, with the increase of habitat and realignment of PCL-1, suitable habitat would potentially increase for other MSHCP Covered Species. These include Narrow Endemic Plant Species (MSHCP *Volume I, Section 6.1.3*), as identified by the NEPSSAs; Criteria Area Plant Species (MSHCP *Volume I, Section 6.3.2*) identified by the CAPSSAs; animals species (burrowing owl, mammals, amphibians) identified by survey areas (MSHCP *Volume I, Section 6.3.2*); and species associated with riparian/riverine areas and vernal pool habitats, i.e., least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, and designated fairy shrimp (MSHCP *Volume I, Section 6.1.2*).

Therefore, no impact would occur with the proposed Project, and no mitigation is required.

Impact BIO-3:	**Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. With the alternative PCL-1 alignment, there will be no impacts to state or federally protected wetlands. In additional, the alternate PCL-1 would increase conserved land of these features. Therefore, no impact would occur with the proposed Project, and no mitigation is required.

Impact BIO-4:	**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?**

No Impact. The alternate PCL-1 would provide connection to Prado Basin and the Chino Hills and exceed the minimum conservation goal for the combined independent Cells but would also exceed the high-range goal of the targeted conservation range. Furthermore, the alternative conservation configuration would shift conservation to the west and would still functionally contribute to PCL-1. The existing and alternate PCL-1 alignments do not each represent distinctly separate alignments. Moreover, 245.5 acres are shared between the two alignments, with 82.7 acres being removed from the northern portion of the existing PCL-1 alignment and 465.7 acres being added in replacement, mostly to the west and connecting to the B Canyon Undercrossing at SR-91. According to the CRA, the alternate PCL-1 alignment is superior to the existing PCL-1 alignment in achieving connection between the Santa Ana Mountains and the Chino Hills. The reasons for this superiority are because it is not impacted by the high volume of traffic on Green River Road; it crosses SR-91 rather than running alongside the freeway for a stretch of approximately 1,200 feet; wildlife would navigate the BNSF railroad line from SR-91 instead of navigating both obstacles sequentially; wildlife could use the existing footbridge across the Santa

Ana River; and it leads to Aliso Canyon, which is the largest canyon in Chino Hills State Park, and therefore is a natural travel corridor for mountain lions (*Puma concolor*), bobcats (*Lynx rufus*), and other wildlife. Therefore, this conservation configuration would provide superior biological value in comparison to the existing alignment of PCL-1 through further enhancement of the movement of wildlife. Therefore, no impact would occur with the proposed Project, and no mitigation is required.

Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Alternate PCL-1 will not conflict with local policies or ordinances protecting biological resources. Therefore, no impact would occur with the proposed Project, and no mitigation is required.

Impact BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The MSHCP states that individual public and private projects within the Plan Area are expected to be designed and implemented in accordance with the Criteria for each Area Plan presented in *Volume I, Section 3.2* of the MSHCP document. The goal of the MSHCP is to have a total Conservation Area in excess of 500,000 acres, including approximately 347,000 acres on existing Public/Quasi-Public (PQP) Lands, and approximately 153,000 acres of Additional Reserve Lands (ARL) to be acquired within the MSHCP Criteria Area. Projects located within the Criteria Area must be evaluated to determine if lands within those properties are described to contribute to Reserve Assembly. Criteria Refinements may be initiated by Local Permittees, or at the request of private entities to Local Permittees if agreed to by the applicable Local Permittee, either for purposes of correcting minor discrepancies or inaccuracies or for evaluating alternative conservation proposals involving single or multiple landowners and jurisdictions that are of equivalent or superior benefit to Covered Species. Such Criteria Refinements may involve changes to Cores and Linkages as long as it is demonstrated that the Refinements would clearly benefit Covered Species and would be consistent with MSHCP policies and species conservation goals. A Criteria Refinement can be approved with lesser conservation in one or more Cells provided that the decrease is made up with other lands in the Criteria Area not described by the Criteria that satisfy the goals for Covered Habitats, Covered Species, etc., or with lands outside of the Criteria Area that similarly satisfy the goals.

As described above, although the current alignment of PCL-1 is unconstrained to the south, there are a number of existing land uses that constrain PCL-1 at its northern terminus, including SR-91, the BNSF railroad line and Green River Road. The CRA (Appendix Q) analyzed the effectiveness of the existing PCL-1 in comparison to the effectiveness of an alternative PCL-1 alignment in meeting the stated MSHCP goals for PCL-1, including the potential to connect with the Prado

Basin and the Chino Hills. Several wildlife movement studies were conducted in 2006 and 2007 for the properties that contain a majority of both the existing PCL-1 and alternate PCL-1 alignments, referred to at that time as the "Corona 850" property. The Study documented areas of wildlife movement from the Cleveland National Forest through the Corona 850 property and to SR-91. Furthermore, the movement patterns of bobcat and coyote after the widening of California State Route (SR 71) near SR-91 included analysis of camera data for other underpasses in the vicinity, including the underpass at B Canyon (u17) within the alternate PCL-1 route.

The proposed Criteria Refinement presents the alternate alignment for PCL-1, which will be made up existing MSHCP Conserved Lands and lands that have been acquired by the RCA. A total of 711.28 acres of land will be assembled for the alternate PCL-1, consisting of ten parcels. The alternate PCL-1 alignment is located immediately west of the existing PCL-1 alignment. The existing alignment begins at the boundary with Core B (Cleveland National Forest) and extends north across undeveloped land, Green River Road, and SR-91, terminating just north of SR- 91. The alternate alignment would also begin at the boundary with Core B and extend across undeveloped land before terminating at SR-91 (Figure 3.3). Approximately 538.45 acres of the 711.28-acre total will be associated with the six Criteria Cells, with approximately 172.83 acres associated lands located outside of, but adjacent to, the Criteria Area.

Of the approximately 328.30 acres described for conservation based on the existing Cell Criteria, approximately 82.75 acres of the described lands would not be part of the alternate PCL-1, as these lands represent the northernmost part of the existing alignment that would be removed as part of the Criteria Refinement. As required by the MSHCP, all lands to be proposed as replacement via a Criteria Refinement must not be described for conservation by the current Cell Criteria. In place of those lands to be removed, approximately 292.90 acres of land would be added in alternate locations of the six Criteria Cells, i.e., areas not described for conservation, in addition to the 172.83 acres of lands to be conserved that are not in Criteria Cells.

The proposed Criteria Refinement will have a positive effect on PCL-1 by designating a superior, alternate alignment to connect Core A with Core B, thereby supporting the goal of PCL-1. The alternate PCL-1 alignment is less constrained for wildlife movement than the existing PCL-1; is more conducive to the north-south movement needed to support the connectivity goals of PCL-1; and contains a greater amount of habitat types applicable to the Planning Species for PCL-1, including coastal sage scrub, chaparral, grassland, coast live-oak woodland, and riparian habitats.

The proposed Criteria Refinement will have a positive effect on the MSHCP Conservation Area by conserving a greater amount of high-quality habitat that will support the intended functions of PCL-1, including connectivity between Core A and Core B, and live-in habitat for the PCL-1 Planning Species. As noted above, the new lands proposed for the alternate alignment will include habitats (i.e., coast live oak woodland) not characterized in the Cell Criteria for the assembly of PCL-1. The total amount of lands to be conserved for PCL-1 will increase by more than 382 acres, with most gains consisting of chaparral vegetation, but also including coastal sage scrub, grassland,

and the coast live oak woodland. Furthermore, the alternate PCL-1 alignment is less constrained for wildlife movement when compared with the existing alignment, is more conducive to north-south wildlife movement, and contains a greater amount of habitat to support the Planning Species, as discussed previously.

Therefore, no impact would occur with the proposed Project and no mitigation is required.

5.4.6 CUMULATIVE IMPACTS

Volume I, Section 6.5 (Criteria Refinement Process [CRP]) of the MSHCP states that individual public and private projects within the Plan Area are expected to be designed and implemented in accordance with the Criteria for each Area Plan presented in *Volume I, Section 3.2* of the MSHCP document. In cases where refinements to the Criteria are desirable to facilitate Reserve Assembly, resulting in adjustments to the Criteria, the CRP described in *Volume I, Section 6.5* shall apply. Such Criteria Refinements may involve changes to Cores and Linkages as long as it is demonstrated that the Refinements would clearly benefit Covered Species and would be consistent with MSHCP policies and species conservation goals. Furthermore, the CRP cannot be used for Criteria changes that would result in reductions in the Criteria Area.

As discussed previously, PCL- 1 is intended to connect Existing Core A (Prado Basin/Santa Ana River) with Existing Core B (Cleveland National Forest) to the south and is intended to provide live-in/dispersal habitat for four Planning Species (mountain lion, bobcat, coastal California gnatcatcher, and Cooper's hawk). The northern portion of the existing PCL-1 alignment is severely constrained and the topography of the existing PCL-1 alignment is not ideal to facilitate north to south wildlife movement. The northern portion of the alignment is topographically oriented north to south along ridgelines and canyons, while the southern portion of the alignment bisects steep east-west ridgelines and canyons causing wildlife to move west and east perpendicular to the intended alignment for PCL-1.Lastly, the habitat types located within the existing alignment, though mostly native, are dominated by chaparral, which is not suitable for two of the MSHCP Planning Species (coastal California gnatcatcher and Cooper's hawk).

The alternate PCL-1 location is heavily used by wildlife, with documented and extensive movement of large to medium-size mammals from the National Forest Boundary to the SR-91 undercrossing. Lands within the alternate alignment are topographically oriented north to south from the National Forest boundary to the freeway, including multiple access roads, ridgelines, and canyon routes. Furthermore, the habitat types within the alternate PCL-1 alignment have a greater suitability for the Planning Species, including habitats dominated by coastal sage scrub vegetation, as well as a greater riparian component.

The Alternative Alignment of PCL-1 would result in net gain of 382.98 acres of Conserved Land compared with the existing PCL-1 alignment, with 465.73 acres of lands offsetting the 82.75 acres of lands to be removed from the northern portion of the existing alignment.

In conclusion, the proposed Project would result in a superior MSHCP Conservation Area configuration compared with the existing PCL-1 alignment. The re-alignment would result in an increase in conservation lands for the MSHCP Reserve, including an increase in native habitat types benefitting Covered Species. The alternate PCL-1 alignment will indirectly benefit the existing Core Areas (A and B) by providing a less-constrained connection between the Core Areas. Overall, the proposed Refinement would support the goals of the MSHCP as it applies to linking the Cleveland National Forest to the Prado Basin, Santa Ana River, and the Chino Hills.

5.4.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.4.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.5 CULTURAL RESOURCES

5.5.1 ENVIRONMENTAL SETTING

The proposed PCL-1 alignment, covering approximately 711.28 acres, is within the City's SOI within Riverside County. The alignment runs north to south from the Cleveland National Forest to SR-91. Elevations of the proposed Project range from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the Project is topographically oriented north to south along ridgelines and canyons, while the southern portion crosses a series of steep east-west canyons and ridgelines.

The proposed PCL-1 alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes. In addition, the Project alignment is largely surrounded by undeveloped lands with residential uses to the east, and Star Ranch to west.

The proposed Project would not include new development and no ground breaking activities will occur and therefore a cultural resource survey of the site is not required.

5.5.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.5.4 Cultural Resources prepared for the Modified Project.

5.5.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.5.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City, significant cultural resources impacts would occur if the proposed Project or any Project-related component would:

Threshold CUL-1 Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Threshold CUL-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Threshold CUL-3 Disturb any human remains, including those interred outside of dedicated cemeteries?

5.5.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact CUL-1:	**Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**
Impact CUL-2:	**Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**
Impact CUL-3:	**Disturb any human remains, including those interred outside of dedicated cemeteries?**

No Impact.

As previously stated, the proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats within the MSHCP. No development is proposed by the Project and consequently, no construction or groundbreaking activities would occur. Thus, the proposed Project would not cause an adverse change in the significance of a historical or archaeological resource pursuant to §15064.5. As a result, no impacts would occur, and no mitigation measures are required.

Since no development is proposed as part of the relocation of the PCL-1 alignment, the potential for encountering human remains during grading, excavation, or construction activities is non-existent. As a result, no impacts would occur, and no mitigation measures are required.

5.5.6 CUMULATIVE IMPACTS

No Impact.

Historic Resources: The proposed PCL-1 alignment would not result in groundbreaking activities nor new development. Therefore, Project implementation would have no potential to contribute towards a significant cumulative impact to historical sites and/or resources.

Archaeological Resources: The proposed PCL-1 alignment would not result in groundbreaking activities nor new development. Therefore, Project implementation would have no potential to contribute towards a significant cumulative impact to archaeological sites and/or resources.

Disturbance of Human Remains: The proposed PCL-1 alignment would not result in groundbreaking activities nor new development and therefore no potential to uncover or disturb human remains would occur. Therefore, Project implementation would have no potential to contribute towards a significant cumulative impact to human remains.

5.5.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.5.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.6 ENERGY

5.6.1 ENVIRONMENTAL SETTING

Due to the location and topography of the proposed PCL-1 alignment, development has been limited to beyond the boundary limits including Star Ranch to the west, SR-91 to the north, and residential to the east, and the vacant GRRSP area to the northeast. Other than the previously noted dirt access routes, no development has occurred or is planned within the proposed PCL-1 alignment. As a result, the proposed Project alignment does not consume energy.

5.6.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.6.4 Energy prepared for the Modified Project.

5.6.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.6.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant visual quality impacts would occur if the proposed Project or any Project-related component would:

Threshold EN-1 Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Threshold EN-2 Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

5.6.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact EN-1:	**Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

No Impact.

The proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats within the MSHCP and no new development is proposed. Therefore, the Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No impacts would occur relative to the proposed Project and no mitigation is required.

Impact EN-2:	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats within the MSHCP and no new development is proposed. Therefore, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The proposed Project only involves the relocation of the PCL-1 alignment and does not authorize any new development and no impacts would occur. No mitigation is required.

5.6.6 CUMULATIVE IMPACTS

As previously stated, the proposed Project would not result in construction or operational energy consumption as no new development or construction activities are proposed. Therefore, energy consumption would not occur in a cumulatively wasteful, inefficient, or unnecessary manner and no mitigation is required.

5.6.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.6.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.7 GEOLOGY AND SOILS

5.7.1 ENVIRONMENTAL SETTING

Geology and Soils

The approximately 711.28-acre proposed Project alignment is located in the northern flank of the Santa Ana Mountains in western Riverside County. According to Figure 5.7, Geologic Map, of the City's General Plan EIR, the proposed alignment area is primarily comprised of younger sediments (Holocene to Late Pleistocene), older sediments (Pleistocene) landslide deposits (Holocene to Pleistocene), younger sedimentary rocks (Cenozoic), older sedimentary rocks (Mesozoic), igneous and metamorphic rocks (Mesozoic).

Faults and Seismicity

The Project area is not located within an Alquist-Priolo Earthquake Fault Zone, however is located near the Whittier, Glen Ivy, and Chino sections of the Elsinore Fault Zone.

Liquefaction

Liquefaction takes place when loosely packed, water-logged sediments at or near the ground surface lose their strength in response to strong ground shaking. Liquefaction occurring beneath buildings and other structures can cause major damage during earthquakes. According to the DOC Earthquake Zones of Required Investigation map, the northern portion of the Project adjacent to SR-91 is located in areas susceptible to liquefaction.

Subsidence

There are two types of subsidence: land subsidence and hydro compaction subsidence. Hydro compaction subsidence occurs when a large land area settles due to over-saturation. Land subsidence occurs when an extensive amount of ground water, oil, or natural gas is withdrawn from below the ground surface. The General Plan EIR has determined the area most susceptible to land subsidence as being within the northwestern portion of the City, outside the Project alignment.

Dam and Levee Failure

According to the Dam Breach Inundation Map Web Publisher, the area located beyond the Project alignment northeast of SR-91 has a high susceptibility to inundation from failure of the Prado Dam.

Paleontological Resources

Paleontological resources (fossils) are the remains and/or traces of prehistoric life. Fossils are typically preserved in layered sedimentary rocks and the distribution of fossils is a result of the sedimentary history of the geologic units within which they occur. Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. Although it is not possible

to determine whether a fossil will occur in any specific location, it is possible to evaluate the potential for geologic units to contain scientifically significant paleontological resources, and therefore evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they do occur during construction.

The Project alignment is underlain by Quaternary (middle to early Pleistocene) very old alluvial fan sediments and three Tertiary sedimentary formations. These geologic units are considered to contain low-to-high sensitivity for paleontological resources increasing by depth and high sensitivity.

5.7.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.7.4 Geology and Soils prepared for the Modified Project.

5.7.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.7.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant visual quality impacts would occur if the proposed Project or any Project-related component would:

Threshold GEO-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

Threshold GEO-2 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Threshold GEO-3 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Threshold GEO-4 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Threshold GEO-5 Result in substantial soil erosion or the loss of topsoil?

Threshold GEO-6 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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Threshold GEO-7 Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Threshold GEO-8 Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

Threshold GEO-9 Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

5.7.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact GEO-1:	**a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?**
Impact GEO-2:	**ii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**
Impact GEO-3:	**iii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?**
Impact GEO-4:	**iv) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**
Impact GEO-5:	**Result in substantial soil erosion or the loss of topsoil?**
Impact GEO-6:	**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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**
Impact GEO-7:	**Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

No Impact.

There are mapped Alquist-Priolo Earthquake Fault Zones within the City limits associated with the Chino Fault and Glen Ivy segment of the Elsinore Fault. As previously stated, the proposed Project alignment is located within the Elsinore Fault Zone, although not within a Alquist-Priolo

Earthquake Fault Zone. No new development or construction activities would result from the proposed Project. Consequently, the Project area would remain vacant and undeveloped, therefore no impact would occur.

Other geologic hazards include earthquake liquefaction and landslides. The western portion of the Project alignment adjacent to SR-91 is located within an area with moderate liquefaction susceptibility. Due to the Project's location and topography, the hillsides or steep slopes may result in landslides from heavy rain, erosion, removal of vegetation, seismic activity, or combinations of these and other factors. As previously stated, the Project area would remain vacant and undeveloped, therefore no impact would occur and no mitigation is required.

Impact GEO-8:	**Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?**

No Impact. Septic tanks or alternative waste water disposal systems are not proposed as part of the Project. No impacts related to septic tanks or alternative wastewater disposal systems would occur from implementation of the proposed Project.

Impact GEO-9:	**Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

No Impact. Although the Project site located within an area of which may have high Paleontological sensitivity, the Project proposes the relocation of PCL-1 alignment and does not involve earth moving and/or construction of new development. As a result, no impacts would occur., and no mitigation is required.

5.7.6 CUMULATIVE IMPACTS

Geology and Soils. The Project proposes the relocation of the PCL-1 alignment and does not involve construction of new development. No impacts associated with geologic resources would occur.

Paleontological Resources: The proposed Project does not involve earth moving and/or construction of new development that would otherwise impact such resources. No impact to palaeontologic resources would occur.

5.7.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.7.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.8 GREENHOUSE GAS EMISSIONS

5.8.1 ENVIRONMENTAL SETTING

Greenhouse gases (GHGs) are any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere, altering the Earth's surface temperature. Increased surface temperatures caused by increased absorption of the sun's infrared radiation from GHGs is commonly referred to as the greenhouse gas effect. A majority of the scientific community believes GHG emissions resulting from human activities have caused increased levels of most naturally occurring GHGs measured in the atmosphere over the past several decades. Regardless of the cause, the majority of the scientific community believes the continued increase of these GHG levels will result in an increase in the temperature of the Earth's lower atmosphere. This increase in atmospheric temperature from increased GHGs is a phenomenon commonly referred to as global warming. Warming of the Earth's lower atmosphere induces a suite of additional changes, including changes in global precipitation patterns; ocean circulation, temperature, and acidity; global mean sea level; species distribution and diversity; and the timing of biological processes. These large-scale changes are collectively referred to as global climate change. The GHGs listed by the Intergovernmental Panel on Climate Change (IPCC) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluoroform (HFC-23), tetrafluoroethane (HFC-134a), difluoroethane (HFC-152a), and sulfur hexaflouride (SF6) (IPCC 2022).

The Global Warming Potential (GWP) was developed to simplify quantification, reporting, analysis, and comparison of the global warming impacts of different GHGs. IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO_2 equivalents (CO_2e). The GWP of CO_2 is, by definition, 1. GHG emissions are quantified and presented in terms of metric tons (MT) of CO_2e emitted per year.

5.8.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.8.4 Greenhouse Gas Emissions prepared for the Modified Project.

5.8.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.8.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant greenhouse gas emissions impacts would occur if the proposed Project or any Project-related component would:

Threshold GHG-1 Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Threshold GHG-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

5.8.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact GHG-1:	**Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
Impact GHG-2:	**Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

No Impact.

The Project proposes the relocation of PCL-1 alignment and does not involve construction of new development. The proposed Project alignment area would remain vacant and undeveloped. Therefore, the Project will not indirectly or directly generate GHGs that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. As such, no impacts would occur, and no mitigation is required.

5.8.6 CUMULATIVE IMPACTS

As discussed in this section, the proposed Project would not result in new development resulting in construction or operational GHG emissions. Therefore, the Project would not contribute to cumulative GHG emissions in California.

5.8.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.8.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.9 HAZARDS AND HAZARDOUS MATERIALS

5.9.1 ENVIRONMENTAL SETTING

As previously stated, the proposed PCL-1 alignment covers approximately 711.28 acres in the City's SOI within Riverside County. The alignment runs north to south from the Cleveland National Forest to SR-91. Elevations of the proposed Project range from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the Project is topographically oriented north to south along ridgelines and canyons, while the southern portion crosses a series of steep east-west canyons and ridgelines. The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes.

Hazardous Locations

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. According to the Department of Toxic Substances Control (DTSC) EnviroStor database, there are no facilities and/or sites within the Project alignment identified as meeting the Cortese List requirements.

Airports

The Corona Municipal Airport is located approximately 3.75 miles northeast of Project alignment.

Emergency Response Plan

The City of Corona has prepared an Emergency Operations Plan (EOP) to address the City's planned response to natural disasters, technological incidents, and national security emergencies. The EOP's operational concepts focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses. The EOP's emergency management goals are:

1. Provide effective life safety measures and reduce property losses.
2. Provide for the rapid resumption of impacted businesses and community services.
3. Provide accurate documentation and records required for cost recovery efforts.

It should be noted, the EOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies.

Sensitive Receptors

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to contaminants by virtue of their age and health (e.g., schools, day care centers, hospitals, nursing homes), status (e.g., sensitive or endangered species), proximity to the contamination, dwelling construction (e.g., basement), or the facilities they use (e.g., water supply well). The location of sensitive receptors must be identified in order to evaluate the potential impact of the contamination on public health and the environment. The Project alignment is surrounded by mostly undeveloped lands, SR-91 to the north, residential uses to the east, and Star Ranch to west.

5.9.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.9.4 Hazards and Hazardous Materials prepared for the Modified Project.

5.9.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.9.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant hazard and hazardous material impacts would occur if the proposed Project or any Project-related component would:

Threshold HAZ-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Threshold HAZ-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Threshold HAZ-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Threshold HAZ-4 Be located on a site that is included on a list of hazardous materials sites that is compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Threshold HAZ-5 For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Threshold HAZ-6 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Threshold HAZ-7 Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

5.9.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact HAZ-1:	**Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
Impact HAZ-2:	**Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**
Impact HAZ-3:	**Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The proposed Project consists of the relocation of the PCL-1 alignment. No physical improvements or additional construction activities would occur which could include the use or storage of hazardous substances. As a result, no impact would occur, and no mitigation is required.

Impact HAZ-4:	**Be located on a site that is included on a list of hazardous materials sites that is compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. As previously stated, the Project area does not contain facilities and/or sites that are identified as meeting the Cortese List requirements. In addition, there is no construction or groundbreaking activities as a result of the Project. Therefore, there would be no impact, and no mitigation is required.

Impact HAZ-5:	**For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The Corona Municipal Airport is located approximately 3.75 miles northeast of Project alignment. Consequently, the Project site is not within two miles of an airport. In addition, the Project alignment is not located within any land use compatibility zone for the nearest airport, nor is it within an airport safety zone. Although the Project proposes no construction or operational activities, the Project would not result in a safety hazard for people residing or working in the Project areas, and no impacts would occur. No mitigation measures are required.

Impact HAZ-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project will not construct any physical barriers or disturb any roadways. The Project would not interfere with implementation of an emergency response plan or evacuation plan, and there would be no impact. No mitigation measures are required.

Impact HAZ-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. Although the Project alignment is within a Very High Hazard Fire Severity Zone (CALFIRE), there would be no new construction as a result of the proposed Project that would otherwise expose people or structures to significant risk involving wildland fires. As a result, no impacts would occur, and no mitigation is required.

5.9.6 CUMULATIVE IMPACTS

Implementation of the proposed Project would not result in construction of any new development. As a result, no cumulative impacts associated with hazardous materials, emergency response, wildland fires, and airport safety hazards would result.

5.9.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.9.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.10 HYDROLOGY AND WATER QUALITY

5.10.1 ENVIRONMENTAL SETTING

Regional Drainage

The City resides within the regional Santa Ana River Watershed, monitored by the Santa Ana RWQCB. Ultimately, all channels converge with the Santa Ana River within the Santa Ana Sub-watershed where downstream ends of the channel travel through Orange County prior to emptying into the Pacific Ocean.

Local Surface Waters

Within the Santa Ana Sub-watershed the City lies within the Middle Santa Ana River Sub-watershed and the Temescal Wash Sub-watershed. The Middle Santa Ana River Sub-watershed is located in the northwest corner of Riverside County and covers a total tributary area of 170 square miles that generally drains westwards towards the Santa Ana River. Tributaries to this sub-watershed include: Temescal Creek, Sycamore Creek, Day Creek, and San Sevaine Creek. The Temescal Sub-watershed covers 250 square miles and is defined as the tributary area draining into the Temescal Wash, also known as Temescal Creek, that connects Lake Elsinore with the Santa Ana River.

Existing Drainage

The proposed Project's alignment, approximately 711.28 acres, is vacant undeveloped land situated in the Santa Ana Mountains to the northwest of the City of Corona adjacent to SR-91. The Project alignment can be characterized by steep topography, generally increasing in elevation from the south to the north. Small ravines are present which convey the natural drainage across the Project site.

5.10.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.10.4 Hydrology and Water Quality prepared for the Modified Project.

5.10.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.10.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant hydrology and water quality impacts would occur if the proposed Project or any Project-related component would:

Threshold HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Threshold HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Threshold HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Threshold HYD-4 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Threshold HYD-5 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Threshold HYD-6 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Threshold HYD-7 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Threshold HYD-8 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

5.10.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact HYD-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Impact. The proposed Project alignment lies within Temescal Wash Sub-watershed, which drains to the Santa Ana River and eventually drains to the Pacific Ocean in Orange County. The watershed is under the authority of the Santa Ana RWQCB. The proposed Project does not consist of any new development and therefore will not require earth moving, construction, or operational

activities and therefore will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, no impact would occur, and no mitigation measures are required.

Impact HYD-2:	**Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No Impact. The relocation of PCL-1 alignment does not include new development, and thus, will not have a direct impact on substantially decreasing groundwater supplies or interfere substantially with groundwater recharge. As a result, no impacts would occur, and no mitigation is required.

Impact HYD-3:	**Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?**
Impact HYD-4:	**Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**
Impact HYD-5:	**Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**
Impact HYD-6:	**Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?**

No Impact. The relocation of PCL-1 alignment would not substantially alter the existing drainage pattern of a site or area because the proposed Project does not include new development. The proposed Project would not result in the addition of impervious surfaces in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or 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. No impacts would occur.

Impact HYD-7:	**In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No Impact. According to FEMA's National Flood Layer Viewer, the Project alignment is classified as Flood Zone X, area of minimal flood hazard. The Project alignment is located approximately 26 miles northeast of the Pacific Ocean. Therefore, the Project alignment is not located within a tsunami zone. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest body of water is the Prado Reservoir, approximately 1.2 miles to the north. According to the City's General Plan, the Project site is not within a dam inundation zone, nor in the vicinity of any impounded bodies of water; therefore, the Project is not at risk of a seiche. As a result, no impacts would occur, and no mitigation is required.

Impact HYD-8: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The proposed relocation of PCL-1 alignment would not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan because the proposed Project does not include new development. As a result, no impacts would occur, and no mitigation measures are required.

5.10.6 CUMULTIVE IMPACTS

As discussed previously, the proposed Project would not require construction or operational activities. Consequently, compliance with obligatory construction and development related hydrology and water quality related procedures is not required. The proposed Project alignment would not result in an increase of impervious surfaces within the watershed, nor increase surface runoff or significant pollutant loadings and impacts would not be cumulatively considerable

5.10.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.10.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.11 LAND USE AND PLANNING

5.11.1 ENVIRONMENTAL SETTING

The existing zoning the proposed Project alignment overlays is Residential Rural (R-R) (Riverside County) and the land use designation Rural Mountainous (SOI). Although residential development would be allowed within the Project alignment, the Project does not propose any new development.

5.11.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.11.4 Land Use and Planning prepared for the Modified Project.

5.11.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.11.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant land use and planning impacts would occur if the proposed Project or any Project-related component would:

Threshold LU-1 Physically divide an established community?

Threshold LU-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

5.11.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact LU-1: Physically divide an established community?

No Impact. The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with access roads and canyon routes. The existing zoning for the proposed Project alignment overlays Residential Rural (R-R) (Riverside County) and Rural Mountainous (SOI) land uses; however, the Project does not propose any new development. The Project proposes to improve wildlife linkage with a superior corridor by connecting wildlife habitats while conserving additional lands. The proposed relocation of PCL-1 alignment would not physically divide an established community. As a result, there would be no impact, and no mitigation measures are required.

Impact LU-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project proposes the relocation of the PCL-1 alignment. The existing zoning for the proposed Project alignment overlays Residential Rural (R-R) (Riverside County) and Rural Mountainous (SOI) land uses. Although residential development would be allowed within the Project alignment, the Project does not propose any new development. Therefore, future development will conform with the City's 2020-2040 General Plan and any policies or regulations that the City has adopted for the purpose of avoiding or mitigating an environmental effect. As a result, no impact would occur, and no mitigation measures are required.

5.11.6 CUMULATIVE IMPACTS

As discussed under Impact LU-1, the proposed Project would not physically divide an established community. Similarly, the proposed Project was found to have no impact with applicable General Plan land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Lastly, as detailed in Section 5.4 of this section, the proposed Project was found to be consistent with the MSHCP. All three of these topics are inherently cumulative in nature, and therefore the proposed Project would not result in cumulative impacts.

5.11.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.11.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.12 MINERAL RESOURCES

5.12.1 ENVIRONMENTAL SETTING

The PCL-1 alignment geology includes sedimentary rock overlayed with alluvium deposits. The deposits include older alluvium related to ancient channels of the Santa Ana River and younger alluvium from the Santa Ana River and tributary drainages from the Santa Ana Mountains. Construction related mineral deposits consisting of clays, sand, gravel and rock are found in the Santa Ana Mountains, plus trace amounts of silver, lead, zinc, coal, and gypsum.

According to the City's 2020-2040 General Plan, the Project alignment is within the following classifications:

- MRZ-1: A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- MRZ-3: A Mineral Resource Zone where the significance of mineral deposits cannot be determined from the available data.

5.12.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.12.4 Mineral Resources prepared for the Modified Project.

5.12.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.12.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant mineral resource impacts would occur if the proposed Project or any Project-related component would:

Threshold MNR-1 Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Threshold MNR-2 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?

5.12.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact MNR-1: Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Impact MNR-2: 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?

No Impact. The Project alignment is located within an area classified as the MRZ-1 and MRZ-3. MRZ-1 and MRZ-3 classifications do not include mineral resources of statewide, regional, or local significance. The proposed Project does not include any new development, nor require construction or groundbreaking activities. Therefore, the proposed Project would not result in the loss of availability of know mineral resources that would be of value to the region, the state, or the local community. As a result, no impact would occur, and no mitigation is required.

5.12.6 CUMULATIVE IMPACTS

As discussed above, the proposed Project would not result in the loss of or availability of a locally or regionally significant mineral resource. Therefore, the proposed Project's effect on mineral resources would have no cumulatively impact.

5.12.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.12.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.13 NOISE

5.13.1 ENVIRONMENTAL SETTING

Due to the location and topography of the proposed alignment, development has been limited to beyond the boundary limits including Star Ranch to the west, SR-91 to the north, and residential to the east, and the vacant GRRSP to the northeast. Other than the previously noted dirt access routes, no development has occurred or is planned within the proposed alignment. Ambient noise is dominated by traffic noise from SR-91 within the Project alignment. As stated in this section, the Project would not result in new development and the existing environment would remain intact.

5.13.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.13.4 Noise prepared for the Modified Project.

5.13.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.13.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant noise impacts would occur if the proposed Project or any Project-related component would:

Threshold N-1 Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Threshold N-2 Generation of excessive groundborne vibration or groundborne noise levels?

Threshold N-3 For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

METHODOLOGY

5.13.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact N-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards

established in the local general plan or noise ordinance, or applicable standards of other agencies?

Impact N-2: **Generation of excessive groundborne vibration or groundborne noise levels?**

No Impact. The Project proposes the relocation of the PCL-1 alignment. The Project does not include any new development, and therefore, does not involve any grading or construction of new buildings and/or facilities. The proposed Project will not generate a temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies, or produce excessive ground borne noise levels. As a result, no impacts would occur, and no mitigation is required.

Impact N-3: **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. As previously discussed, the Corona Municipal Airport is located approximately 3.75 miles northeast of Project alignment. The Project does not include any new development. Therefore, the proposed relocation of the PCL-1 alignment would not result in a safety hazard or excessive noise for people residing or working in the Project alignment. No impacts would occur, and no mitigation measures are required.

5.13.6 CUMULATIVE IMPACTS

Implementation of the proposed Project would not result in short-term construction or long-term operational noise generating activities as no new development is proposed. As a result, the proposed Project's potential to contribute to any noise or vibration- related impacts would not be cumulatively considerable.

5.13.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.13.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.14 POPULATION AND HOUSING

5.14.1 ENVIRONMENTAL SETTING

The proposed Project's alignment, approximately 711.28 acres, is in the City's SOI within Riverside County. According to the estimates released in May 2024 by the State DOF, the City's 2024 population is estimated to be 156,615 and the City's 2024 housing is estimated to be 50,915 units.

As discussed, the existing environment within the proposed alignment is vacant undeveloped land of which is heavily vegetated with dirt access and canyon routes. The existing land use and zoning within the proposed alignment would allow for residential development. No development is proposed as part of the Project.

5.14.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.14.4 Population and Housing prepared for the Modified Project.

5.14.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.14.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant visual quality impacts would occur if the proposed Project or any Project-related component would:

Threshold POP-1 Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

Threshold POP-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

5.14.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact POP-1:	**Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?**

No Impact. The proposed Project would not involve the construction of any homes, business, or other uses that would result in population growth. As a result, no impact would occur, and no mitigation measures are required.

Impact POP-2:	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As discussed above, the Project alignment is comprised of vacant undeveloped land and the existing environment will remain intact. Although residential uses are allowed within the Project alignment, the Project does not propose any development. As a result, no impact would occur, and no mitigation measures are required.

5.14.6 CUMULATIVE IMPACTS

As discussed above, the proposed Project would not result in growth inducement or displacement of people or housing because no development is proposed and no residences would be removed. As a result, impacts related to cumulative growth would be less than significant and not cumulatively considerable.

5.14.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.14.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.15 PUBLIC SERVICES

5.15.1 ENVIRONMENTAL SETTING

The Project site located within the western portion of the City bounded by undeveloped land on the south and west, partially developed land to the east, SR-91 to the north, and the Star Ranch to the west. The Cleveland National Forest I located further to the south. The Project area is within a Local Responsibility Area (LRA) designated as a Very High Fire Hazard Severity Area (FHSZ).

Fire Protection

The City is served by the Corona Fire Department (CFD) of which operates seven fire stations in addition to the CFD Headquarters. The CFD staff consists of 244 firefighters and 107 sworn fire personnel. The Project site is within the response area of CFD, Fire Station 5 located at 1200 West Canyon Crest Drive, Fire Station 5 is located 1 mile east of the Project alignment along Green River Road.

Police Protection

Corona Police Department (CPD) will provide service for the Project alignment with 144 sworn officers and 63 support staff. The Project alignment is closest to substation Zone 4, which is the entire west end of the City, located approximately 5 miles from the proposed Project alignment. The substation offices are used by patrol officers for returning calls to residents and business owners and also as a report-writing station. The CPD suggests that any matter needing police attention is brought forward through the main station, located at the corner of West 6th Street and Buena Vista Avenue. The main station is located approximately 9 miles from the proposed Project site.

Schools

The Corona-Norco Unified School District (CNUSD) serves most adults and youth in Corona, which includes K-12 education, alternative education, and adult education. There are 34 schools that serve more than 33,000 students in the community. Corona has 14 private schools—Montessori schools, alternative education, and religious.

The proposed PCL-1 alignment is located within the CNUSD, and the nearest existing school Prado View Elementary School is located approximately 1.5 miles to the east of the site.

Recreation

Please see Section 5.16 Recreation, for a thorough discussion of the proposed Project's impacts associated with parks.

Other Public Facilities

The Corona Public Library (CPL) is located at 605 South Main Street, and is a 62,000-square-foot facility. The CPL serves the City and circulates over 500,000 items each year. The CPL's services

have expanded to include U.S. Passport Services, notary, online tutoring, test proctoring, small business consulting, and Fair Housing assistance. The CPL hosted more than 629 programs, tours and class visits with 23,522 attendees and contains the W.D. Addison Heritage Room which covers all periods of time, and includes photographs, rare books, newspapers, citrus labels, manuscripts, oral histories, artefacts, and other items available for the public to view.

5.15.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.15.4 Public Services prepared for the Modified Project.

5.15.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.15.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant public service impacts would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Threshold PS-1 Fire protection?

Threshold PS-2 Police protection?

Threshold PS-3 Schools?

Threshold PS-4 Parks?

Threshold PS-5 Other public facilities?

5.15.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

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:

Impact PS-1: Fire protection?

Impact PS-2: Police protection?

Impact PS-3: Schools?

impact PS-4: Parks?

Impact PS-5: Other public facilities?

No Impact. As stated in this section, the proposed relocation of the PCL-1 alignment would not result in new development and the existing vacant undeveloped environment would remain as such.

The proposed PCL-1 alignment would not result in any development. The public services provided by the City would not be impacted with implementation of the relocation of PCL-1. Thus, public services would continue provide such services under the same conditions resulting in no demand increase on public services. Consequently, the Project would not result in substantial adverse physical impacts to the environment associated with the construction of new or physically altered governmental facilities, and no mitigation measures are required.

5.15.6 CUMULATIVE IMPACTS

As discussed above, the proposed Project would not result in environmental impacts from increased demand on public services because no development is proposed. Cumulative impacts related to construction of new or renovated public facilities would be less than significant and not cumulatively considerable.

5.15.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.15.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.16 RECREATION

5.16.1 ENVIRONMENTAL SETTING

The City offers a variety of recreational opportunities for residents and the surrounding communities. These include natural open space areas, trails, parklands, and recreational facilities and programs. In addition, there are natural open space areas like mountains, hillsides, canyons, and preserves nearby. The City also has built and natural trails for hiking, biking, and walking. There are 35 public parks throughout Corona and a variety of recreational facilities including community centers, a senior center, and a library. The Library and Recreation Services Department provides programs and services for all ages.

5.16.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.16.4 Recreation prepared for the Modified Project.

5.16.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.16.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant recreation impacts would occur if the proposed Project or any Project-related component would:

Threshold REC-1 Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Threshold REC-2 Does the project include recreational facilities or require the construction of or expansion of recreational facilities that might have an adverse physical effect on the environment?

5.16.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact REC-1:	**Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
Impact REC-2:	**Does the project include recreational facilities or require the construction of or expansion of recreational facilities that might have an adverse physical effect on the environment?**

No Impact. The proposed Project consists of the relocation of the PCL-1 alignment. The Project does not propose any new development; therefore, Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities. The Project does not propose any recreational facilities and does not require the construction or expansion of recreational facilities. As such, no impacts would occur, and no mitigation measures are required.

5.16.6 CUMULATIVE IMPACTS

As discussed under impact REC-1 and REC -2, the proposed Project does not propose new development nor the construction of a new or renovation of an existing park or recreational facility that would result in and impact to the environment. Therefore, the proposed Project would result in no cumulative impacts associated with recreation.

5.16.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.16.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.17 TRANSPORTATION

5.17.1 ENVIRONMENTAL SETTING

The Project vicinity is comprised of both undeveloped and urban areas, with city roads, interstate and highway systems traversing the region. The City's roads within the Project vicinity are grouped by how important they are for moving traffic (through streets) or getting to nearby places (local streets). Roads also differ in size, speed limits, and features like sidewalks. Public transportation like buses and trains provide transportation throughout the City and surrounding communities.

As stated, the proposed Project does not include new development. The proposed PCL-1 alignment is currently vacant and undeveloped and would remain as such. To analyze traffic for new development projects, the key information is project trip generation and vehicle miles traveled. Because the proposed project would result in no trips, traffic analysis for the proposed Project is not required.

5.17.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.17.4 Transportation prepared for the Modified Project.

5.17.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.17.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant transportation impacts would occur if the proposed Project or any Project-related component would:

Threshold TRA-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Threshold TRA-2 Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Threshold TRA-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Threshold TRA-4 Result in inadequate emergency access?

5.17.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact TRA-1:	**Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**
Impact TRA-2:	**Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**
Impact TRA-3:	**Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**
Impact TRA-4:	**Result in inadequate emergency access?**

No Impact. No new construction would occur as part of the Project, thus construction or operational traffic related impacts would not occur. Therefore, the Project will not have an impact with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Additionally, the Project would not design or construct any new roadways, and there would be no sharp curves or dangerous intersections along local roadways used for the Project that would increase traffic safety hazards. With implementation of the proposed PCL-1 alignment, there would be no temporary road closures that could result in inadequate emergency access, nor would the Project induce large volumes of traffic which could pose a roadway restriction. As a result, transportation related impacts would not occur, and no mitigation measures are required.

5.17.6 CUMULATIVE IMPACTS

As discussed previously, transportation impacts would not occur with implementation of the Project as construction and operational activities would not occur. Therefore, no cumulative transportation impacts would occur.

5.17.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.17.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.18 TRIBAL CULTURAL RESOURCES

5.18.1 ENVIRONMENTAL SETTING

As previously stated in this section, the proposed Project encompasses approximately 711.28 acres, within the City's SOI. The alignment travels north from the Cleveland National Forest to the SR-91 with elevations ranging from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to 2,100 AMSL in the south. The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with ridgelines, canyons, and access roads. The Project alignment is largely surrounded by undeveloped lands with residential uses to the east, and Star Ranch to west.

In accordance with AB 52 and SB 18 requirements, and as stated in Section 4.18, Tribal Cultural Resources, the City sent invitation letters to representatives of the Native American contacts provided by the Native American Heritage Commission (NAHC), formally inviting tribes to consult with the City on the Modified Project. The intent of the consultations is to provide an opportunity for interested Native American contacts to work together with the City during the Project planning process to identify and protect tribal cultural resources. Response letters were received from the Gabrieleño Band of Mission Indians – Kizh Nation.

As previously analyzed, the proposed Project would not include new development, therefore no ground breaking activities would occur.

5.18.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.18.4 Tribal Cultural Resources prepared for the Modified Project.

5.18.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.18.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant tribal cultural resource impacts would occur if the proposed Project or any Project-related component if the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is either:

Threshold TRC-1 Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or

Threshold TRC-2 A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

5.18.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Result in a significant impact if the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is either:

Impact TRC-1: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or

Impact TRC-2: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. As previously stated, the proposed Project would relocate the PCL-1 alignment to improve connectivity between designated wildlife habitats defined by the MSHCP. No development is proposed by the Project and no construction or groundbreaking activities would occur. Since no development ore construction is proposed as part of the relocation of the PCL-1 alignment, the potential for encountering tribal cultural resources would not occur. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource resulting in no impact and no mitigation measures are required.

5.18.6 CUMULATIVE IMPACTS

As described above, the proposed Project would not result in the disturbance of known or unknow tribal cultural resources, as ground disturbance activities would occur. Therefore, the proposed Project would not contribute to a cumulative loss of tribal cultural resources.

5.18.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.18.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.19 UTILITIES AND SERVICE SYSTEMS

5.19.1 ENVIRONMENTAL SETTING

Water Service

Water service to the Project vicinity will be provided by the City of Corona Utilities Department.

Sewer System

Sewer and sanitation services to the Project vicinity will be provided by the City of Corona Utilities Department\.

Solid Waste Services

The Riverside County Department of Waste Resources (RCDWR) is responsible for the efficient and effective landfill disposal of non-hazardous waste within the County, and operates six active landfills in addition to holding a contract agreement to dispose of waste at the private El Sobrante Landfill (Riverside County, 2015). The City of Corona contracts with Waste Management Inc. (WMI) for trash and recycling services.

Other Service

The Project vicinity is also located in the service territories of the Southern California Gas Company (SoCalGas) (natural gas) and Southern California Edison (electricity).

As stated in this section, no new development or construction activities would result from implementation of the proposed Project. The Project area would remain vacant and undeveloped. For a in a more in-depth discussion of existing water service, sewer system, solid waste services, and other services within the existing alignment area, refer to Section 5.19.3.

5.19.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.19.4 Utilities and Service Systems prepared for the Modified Project.

5.19.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.19.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant utilities and service systems impacts would occur if the proposed Project or any Project-related component would:

Threshold USS-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas,

or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Threshold USS-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Threshold USS-3 Result in a determination by the wastewater treatment provider which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the provider's existing comments?

Threshold USS-4 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Threshold USS-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

METHODOLOGY

The evaluation of utilities identifies if utility demand from the proposed Project would be accommodated via existing utility infrastructure that would also be available to the proposed Project. The evaluation identifies if expansions would be required to serve the proposed Project, and if those expansions have the potential to result in an environmental impact. As stated, no development would result with implementation of the proposed Project and the undeveloped nature of the alignment would remain.

5.19.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact USS-1: Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The proposed Project consists of the relocation of PCL-1 alignment, and does not propose any new development; thus, the Project will not utilize any utilities or require connection to utilities. Therefore, the Project will not result in the relocation or construction of new or expanded water, wastewater treatment, or storm water, drainage, electric power, natural gas, or telecommunications facilities. As a result, no impact would occur, and no mitigation measures are required.

Impact USS-2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The proposed relocation of PCL-1 alignment does not include any new development. The DWP currently serves the Project vicinity. Due to the lack of development proposed by the

Project, no water supplies are needed to support the Project nor the existing undeveloped conditions. As a result, no impact would occur, and no mitigation measures are required.

Impact USS-3:	**Result in a determination by the wastewater treatment provider which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the provider's existing comments?**

No Impact. The proposed relocation of PCL-1 alignment does not include any new development. The relocation of the alignment would not result in activity which will demand wastewater treatment services that exceed the adequate capacity of providers. As a result, no impact would occur, and no mitigation measures are required.

IMPACT USS-4:	**Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

No Impact. The proposed relocation of PCL-1 alignment does not include any new development. Thus, the Project would not generate solid waste in excess of or in excess of the capacity of local infrastructure. As a result, no impact would occur, and no mitigation measures are required.

IMPACT USS-5:	**Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. The proposed relocation of PCL-1 alignment does not include any new development. As a result, no impact would occur, and no mitigation measures are required.

5.19.6 CUMULATIVE IMPACTS

Water

As described previously, the proposed relocation of PCL-1 alignment does not include any new development. As discussed above, the Project would not result in an increase in water demand. Thus, potential cumulative impacts would not occur.

Wastewater

As described previously, implementation of the proposed Project would not result in an increase flow impacting the sewer system and wastewater treatment plant capacity as no development is proposed. Cumulative impacts would not occur.

Stormwater

As described above, the proposed Project would not result in new development and would not include installation of a storm drain system. Thus, no increase in offsite stormwater flows would occur.

Solid Waste

As stated, the proposed Project would not result in construction or operational activities that would result in the generation of solid waste. Thus, impacts associated with solid waste would not occur and would not be cumulatively considerable.

Dry Utilities

As stated, no development would result from implementation of the proposed relocation of PCL-1 alignment. Therefore, cumulatively considerable impacts associated with the provision of utility facilities to serve the proposed Project would not occur.

5.19.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.19.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

5.20 WILDFIRE

5.20.1 ENVIRONMENTAL SETTING

The proposed PCL-1 alignment encompasses 711.28 acres in the western portion of the City's SOI. The alignment runs south to north from the Cleveland National Forest to SR-91. The Relocation of PCL-1 is located on property known as B Canyon and is approximately 711.28 acres, and consists of the parcels that would be added to the MSHCP as Additional Reserve Lands.

Elevations of the proposed Project range from approximately 525 feet AMSL at SR-91(west of Fresno Road) in the north to approximately 2,100 AMSL in the south. The northern portion of the Project is topographically oriented north to south along ridgelines and canyons, while the southern portion crosses a series of steep east-west canyons and ridgelines.

The proposed Project alignment is comprised of undeveloped lands with dirt access roads, and heavily vegetated with coastal sage scrub, chaparral, non-native grasslands, coast live oak woodland, and riparian forest, including access roads and canyon routes. Wildland fuels in the form of native vegetation in the foothills cover the PCL-1 alignment.

The proposed PCL-1 alignment is located outside of the Corona Fire Department's response area. According to CAL FIRE and the City's Safety Element, the Project area is within a State Responsibility Area (SRA) for wildfire and is designated as a Very High Fire Hazard Severity Area (FHSZ).

5.20.2 EXISTING REGULATIONS, PLANS, PROGRAMS, AND POLICIES

Refer to the federal, State, regional, and local regulations previously referenced within Section 4.20.4 Wildfire prepared for the Modified Project.

5.20.3 PROJECT DESIGN FEATURES (PDF)

The proposed Project does not include PDFs.

5.20.4 THRESHOLDS OF SIGNIFICANCE

Based on the relevant CEQA Guidelines as currently implemented by the City of Corona, significant wildfire impacts would occur if the proposed Project or any Project-related component would:

Threshold FIRE-1 Substantially impair an adopted emergency response plan or emergency evacuation plan?

Threshold FIRE-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Threshold FIRE-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment?

Threshold FIRE-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

5.20.5 ENVIRONMENTAL IMPACTS ASSOCIATED WITH PROPOSED PROJECT

Impact FIRE-1: Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. As previously stated, the Project alignment and the vicinity is located in a Very High FHSZ. The Project proposes no construction or development and would therefore not interfere with any public evacuation plans and would have no impact on police or fire services. The proposed Project would relocate a wildlife corridor and does not include any new development. No new construction that would require closure of nearby roadways that might otherwise block or affect evacuation routes would occur. Therefore, the Project would not impair an adopted emergency response plan or emergency evacuation plan and no impact would occur. No mitigation measures are required.

Impact FIRE-2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The proposed Project would relocate a wildlife corridor and does not include any development. Although the vacant undeveloped 711.28-acre Project alignment is withing a Very High FHSZ, the proposed Project would relocate a wildlife corridor and does not include any new development. The Project will not exacerbate wildfire risks, and will not expose project occupants or visitors to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, no impact would occur, and no mitigation measures are required.

Impact FIRE-3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment?

No Impact. The proposed Project would relocate a wildlife corridor and does not include any development. The proposed relocation of the wildlife alignment does not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or

ongoing impacts to the environment. Thus, no impact would occur, and no mitigation measures are required.

IMPACT FIRE-4:	**Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. The proposed Project would relocate wildlife corridor and does not include any development. The Project would not expose people or structures to any more risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, than is currently present within the Project area. Thus, no impact would occur, and no mitigation measures are required.

5.20.6 CUMULATIVE IMPACTS

The proposed Project would not result in new development and would not result in impacts directly or indirectly to an emergency response or evacuation plan and mitigation is not required. The nearest Fire Station is approximately a mile from the Project vicinity and would continue to adequately provide emergency services to the area. As discussed in Section 5.14, Public Services, the Project would not result in impacts on fire protection services. Thus, impacts would not occur and would not be cumulatively considerable.

5.20.7 SUMMARY OF MITIGATION MEASURES

No Mitigation Measures are required.

5.20.8 SIGNIFICANT ENVIRONMENTAL IMPACTS

No significant environmental impacts occur with the proposed Project.

6.0 ALTERNATIVES

6.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any significant effects of the project and evaluate the comparative merits of the alternatives" (State CEQA Guidelines Section 15126.6[a]). As required by CEQA, this section identifies and evaluates potential alternatives to the Modified Project.

The proposed PCL-1 alignment analyzed in Section 5.0 would result in a superior wildlife corridor in comparison to the existing alignment. The PCL-1 alignment would: 1) result in a superior MSHCP Conservation Area configuration compared with the existing PCL-1 alignment; 2) result in an increase in conservation lands for the MSHCP Reserve, including an increase in native habitat types benefitting Covered Species; would indirectly benefit the existing Core Areas (A and B) by providing a less-constrained connection between the Core Areas; and support the goals of the MSHCP as it applies to linking the Cleveland National Forest to the Prado Basin, Santa Ana River, and the Chino Hills. In addition, the proposed PCL-1 alignment would not generate any environmental impacts and no mitigation measures are necessary.

In conclusion, the proposed PCL-1 alignment is an environmentally superior alternative and the need to conduct an Alternative analysis would be pointless and therefore not necessary. For these reasons, the following Alternatives analysis focuses on alternatives to the Modified Project described in Section 3.0 of this SEIR.

Section 15126.6 of the State CEQA Guidelines explains the foundation and legal requirements for the alternative's analysis in an EIR. Key provisions are:

- The discussion of alternatives shall focus on alternatives to the Project or its location which are capable of avoiding or substantially lessening any significant effects of the Project, even if these alternatives would impede to some degree the attainment of the Project objectives or would be more costly." (Section 15126.6[b])
- "The specific alternative of 'no project' shall also be evaluated along with its impact." (Section 15126.6[e][1])
- "The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also

identify an environmentally superior alternative among the other alternatives." (Section 15126.6[e][2])

- "The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." (Section 15126.6[f])
- "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)" (Section 15126.6[f][1]).
- "Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (Section 15126.6[f][2][A])
- "An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative." (Section 15126.6[f][3]).

For each development alternative, this analysis:

- Describes the alternative.
- Analyzes the impact of the alternative as compared to the Project.
- Identifies the impacts of the Project that would be avoided or lessened by the alternative.
- Assesses whether the alternative would meet most of the basic Project objectives.
- Evaluates the comparative merits of the alternative and the Project.

According to Section 15126.6(d) of the State CEQA Guidelines, "if an alternative would cause…significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed."

6.2 PROJECT OBJECTIVES

As described in Section 3.0, Project Description, the following objectives have been established for the Project and would aid decision makers in their review of the Project, the Project alternatives and associated environmental impacts.

- To provide for the orderly and efficient development of the Green River Ranch property.

- To implement the goals, objectives, and policies of the City of Corona General Plan.
- To develop land uses which reflect sound economic, market, and financial consideration.
- To develop uses which will generate additional revenue for the City of Corona, and establish a strong tax base for the City.
- To provide convenient commercial and industrial services for the community, in addition to similar services for freeway oriented and generated visitors.
- To promote organized and well-planned development within the Specific Plan area.
- To provide guidance and direction for the future development of this property.
- To create an aesthetically pleasing western gateway into the City of Corona.

6.3 2001 EIR ALTERNATIVE ANALYSIS

In the 2001 EIR, the following alternatives to the Approved Project were fully described and a qualitative analysis was provided for each environmental issue area evaluated in the 2001 EIR. The following development scenarios were identified as potential alternatives to implementation of the Approved Project. The following provides a summary of each alternative including determination of the Environmentally Superior Alternative as analyzed in the 2001 EIR.

6.3.1 2001 EIR Alternative 1: No Build Alternative

Under the No Build Alternative, the Approved Project site would remain in its existing condition. Under this Alternative, the 2001 EIR concluded that although the Project-related roadway improvements that would benefit existing and non-Project travel on Green River Road and access to and from Green River Road at the SR-91 ramps would no longer occur, impacts associated with the Approved Project would be avoided, especially the Approved Project's significant and unavoidable impacts on air quality after mitigation.

Conclusion

The No Build Alternative would prohibit additional development, existing on-site uses would remain, and no further modification of topography or disturbance of existing biological, cultural, paleontological, or visual resources would be required. This Alternative would dramatically reduce the number of daily vehicle trips in the vicinity of the Project site, resulting in a corresponding reduction in construction and operational emissions, and noise. In addition, this Alternative was determined that it would neither alter existing geologic and hydrologic conditions nor require the implementation of mitigation to reduce potential impacts associated with these issues. Moreover, the 2001 EIR concluded the No Build Alternative would not

achieve the stated objectives of the Green River Ranch Specific Plan. Thus, this Alternative was rejected in the 2001 EIR.

6.3.2 2001 EIR Alternative 2: No Project Alternative

Under the No Project Alternative, the Approved Project as proposed would not occur, nor the improvements to the SR-91 ramps at Green River Road or Green River Road along the Project frontage. Consequently, this was determined to eliminate the areawide benefit that these roadway improvements would provide for existing and non-project travel on Green River Road and access to and from Green River Road at the SR-91 ramps. This alternative would result in development under the existing underlying County zoning at the time in place resulting in the potential for scattered residential development over the bulk of the Approved Project property.

Conclusion

Under this Alternative, the 2001 EIR determined impacts related to land use, traffic, air quality, and noise would be reduced, while impacts related with public service/utilities and visual resources would increase. In addition, impacts related to biological, cultural and paleontological resources, geology and soils, and hydrology would be similar to those identified with the Approved Project.

This Alternative would not achieve the stated objectives of the Green River Ranch Specific Plan and would not provide the same level of infrastructure, such as roadway improvements to Green River Road. Thus, this Alternative was rejected in the 2001 EIR.

6.3.3 2001 EIR Alternative 3 - Commercial-Industrial Alternative

Under this Alternative, development of residential uses in PA 6 would not be implemented and development of approximately 520,900 square feet of mixed (commercial and industrial) uses and 150 hotel rooms would continue under this Alternative in the same manner as the Approved Project.

Conclusion

The scale and intensity of commercial-industrial development under this Alternative would be similar to that detailed for the Approve Project. The elimination of 32 residential units would incrementally reduce traffic, air quality, noise, and geologic impacts, and significantly reduce impacts related to the provision of public services and utilities. Furthermore, impacts related to all other issues would be similar to those identified with the Approved Project.

Under the Commercial-Industrial Alternative, the Project site would be developed with the same intensity of commercial and industrial uses in PAs 1, 2, 3, 4, 5, and 7 while PA 6 would remain undeveloped, and this Alternative would achieve the stated objectives of the Green River Ranch Specific Plan. This Alternative was considered as an Environmentally Superior Alternative in the 2001 EIR.

6.3.4 2001 EIR Alternative 4 - Residential

Under this Alternative, the 167.8-acre Project site would be developed with residential uses. This Alternative would develop PA 6 as stated in the Specific Plan with 32 single-family residential units on lots minimally sized at 3.0 acres each, while the northern 69.6 acres of the Project site would be developed with single-family residential units at a density of 2 dwelling units per acre, resulting in 139 dwellings. Thus, implementation of this Alternative would result in the development of 171 single-family dwelling units on the 167.8-acre project site.

Conclusion

The 2001 EIR determined impacts related to traffic and air quality would be reduced, while impacts related to noise, public service/utilities and visual resources would increase; however, impacts related to other issues would be similar to those identified with the Approved Project. In addition, under the Residential Alternative, the Project site would be developed with single-family dwelling units, therefore this Alternative was determined to not achieve the stated objectives of the Green River Ranch Specific Plan. Thus, this Alternative was rejected in the 2001 EIR.

6.3.5 2001 EIR Environmentally Superior Alternative

The No Build Alternative was the Environmentally Superior Alternative since no development would occur on the Project site; however it would not achieve the approved GRRSP objectives. Thus, this Alternative would not result in traffic, air quality, or noise impacts, nor would this Alternative disturb the current on-site biological, cultural, paleontological condition of the site, or alter existing on-site topography and drainage.

In accordance with CEQA (Section 15126(d)(4), if a "No Build" Alternative is selected as the Environmentally Superior Alternative, another must be selected from the remaining alternatives. The 2001 EIR identified the Commercial-Industrial Alternative as the Environmentally Superior Alternative. Although the Commercial-Industrial Alternative would only incrementally reduce average daily trips and the amount of mobile source emissions, air pollution emissions, and associated impacts to transportation facilities and air quality, this Alternative would not generate noise or public service/utility impacts. In addition, this Alternative would also achieve the basic objectives of the Approved Project. Based on the preceding analysis as summarized in the 2001 EIR, the 2001 EIR identified the Commercial-Industrial Alternative as the Environmentally Superior Alternative. However, the City found that although the Commercial-Industrial Alternative was considered environmentally superior to the proposed Project, it was determined to be infeasible because it failed to meet all Project objectives.

6.4 ALTERNATIVES CONSIDERED IN THIS SEIR

As stated above, the analysis of alternatives from the 2001 EIR is part of the "range of reasonable alternatives" to be considered per State CEQA Guidelines Section 15126.6(a). In addition to the alternatives evaluated under the 2001 EIR, the following alternatives are evaluated in this Draft SEIR:

- **Alternative 1: No Project/No Build Alternative**: Under this Alternative, the undeveloped site would remain vacant and unoccupied.
- **Alternative 2: Mixed Use Alternative**: Under this Alternative, PA 1 through 5 and PA 7 would be developed for mixed (commercial and industrial) use purposes only per the existing GRRSP design guidelines. This Alternative would require a specific plan amendment.
- **Alternative 3: Residential Alternative**: Under this Alternative, development of the Project site would be residential uses only per the existing GRRSP. PA 6 would be developed as stated in the Specific Plan with 32 single-family residential units on lots minimally sized at 3.0 acres each. The northern portion of the Project site would be developed with single-family residential units at a density of 2 dwelling units per acre, resulting in 139 dwellings. Thus, implementation of this Alternative would result in the development of 171 single-family dwelling units on the Project site.

Further details on these alternatives, and an evaluation of environmental effects relative to the Modified Project, are provided below. The analysis of these alternatives adds to the overall range of alternatives considered for the Modified Project as well as satisfying the State CEQA Guidelines requirements that the "no project" alternative be considered (CCR Section 15126.6[e]). The Modified Project itself is an Alternative approach to implementing the Approved Project and the analysis of environmental effects provided in Section 4.0 of which provides a detailed comparison of impacts under this "Modified" vs. the Approved Project in 2001. Therefore, the analysis of the Modified Project provided in Section 4 of this SEIR can be considered part of the overall evaluation of alternatives for the Approved Project.

6.4.1 Alternative 1 – No Project/No Build Alternative

Description

Under the No Build Alternative, the Project site would remain in its existing condition. Potential impacts associated with the Modified Project would be avoided.

Under this Alternative, however, the Modified Project offer to widen Green River Road to a full six lane section along the Project frontage would not be provided. These Project- related roadway improvements would benefit existing and non-Project travel on Green River Road and access to and from Green River Road at the SR-91 ramps.

Environmental Considerations

Continuation of the site as vacant and unoccupied would result in all environmental impacts being less than the Modified Project. There would be no changes to any of the existing conditions and there would be no impact to each of the 20 CEQA Checklist evaluation topics. The No Project/No Build Alternative by definition would not meet the objectives of the Modified Project that were discussed earlier in this chapter.

Conclusion

The No Project/No Build Alternative would result in no development on the Project site. The existing vacant on-site setting would remain. No further modification of topography or disturbance of existing biological, cultural, paleontological, or visual resources would be required. This Alternative would dramatically reduce the number of daily vehicle trips in the vicinity of the Project site, resulting in a corresponding reduction in construction and operational emissions, and noise. This Alternative would neither alter existing geologic and hydrologic conditions nor require the implementation of mitigation to reduce potential impacts associated with these issues. The No Project/No Build Alternative by definition would not meet the objectives of the Modified Project that were discussed earlier in this chapter. Therefore, this Alternative is rejected.

6.4.2 Alternative 2 – Mixed Use Alternative

Description

Under the Mixed Use Alternative, PA 1 through 5 and PA 7 would be developed for mixed (commercial and industrial) use purposes only per the existing GRRSP design guidelines. Similar to the Modified Project, this Alternative would develop all but the 98.2 acres of residential uses per the existing GRRSP. Because PA 1 (16.7 acres), PA 2 (10 acres), and PA 7 (4.8 acres) are zoned for commercial-industrial uses, a Specific Plan Amendment would be required to change the existing land uses within PA 3 Commercial-General (2.9 acres), PA 4 Commercial-General (2.1 acres), and PA 5 Hotel/Mixed Use Office (5.8 acres) to Mixed Use. This Alternative would allow development of 42.3 acres according to the relevant policies stated in the GRRSP. Therefore, the industrial use acreage is reduced by approximately 7.22 acres when compared to the Modified Project's 49.31 acres of BPI.

Environmental Considerations

As previously mentioned, this Alternative would create a less intensive industrial design when compared to the Modified Project, thereby would likely reduce impacts related to air quality, energy, greenhouse gas emission, noise, and transportation. While most of the environmental issues associated with this Alternative would be similar to those of the Modified Project, this Alternative does likely increase impacts to the following areas:

- Aesthetics: This Alternative would maintain residential development within 98.2-acre PA 6, thereby eliminating the proposed 83.34 acres of Open Space. Although PA 6 would be designed and built according to the GRRSP guidelines, this Alternative would significantly change the hillsides that is part of the western gateway into the City of Corona. The impacts to aesthetics would be increased.
- Biological Resources: As previously stated, this Alternative would maintain residential development within PA 6. As such, the potential residential development throughout the 98.2 acres would result in an increased potential to impact observed and unknown biological resources during construction. In addition, this Alternative would permanently eliminate the proposed 83.34 acres of Open Space designated for the MSHCP of which would support the local biological habitat. The impacts to biological resources would be increased.
- Cultural Resources / Paleontological Resources / Tribal Cultural Resources: As previously stated, this Alternative would maintain residential development within PA 6. As such, the potential residential development throughout the 98.2 acres would result in an increased potential to uncover unknown resources during construction activities. Due to the increased acreage in development, impacts to unknown sensitive resources would be increased.
- Wildfire: As previously stated, this Alternative would maintain residential development within PA 6. As such, the potential residential development throughout the 98.2 acres would result in an increased potential to expose people or structures to the risk of wildfire. Because this Alternative eliminates the proposed PA 5 Estate Residential in a more confined 20.39 acres, development of this Alternative would extend further up the hillside and into the National Forest where there is an increase in risk wildfire. Although this Alternative would be designed built with the appropriate fire design elements and approved by the Corona Fire Department, impacts to Wildfire would increase.

Conclusion

The GRRSP establishes objectives that will guide development of the Project site. These objectives include providing for the efficient and orderly development of the Project site; developing land uses which reflect sound economic, market, and financial considerations; developing uses that will generate revenue for the City of Corona; and providing convenient commercial and industrial services for the local and regional consumers. Under the Mixed Use Alternative, the Project site would be developed with less intensity of commercial and industrial uses in PAs 1, 2, 3, 4, 5, and 7 while PA 6 would remain undeveloped for residential uses. This Alternative would achieve the stated objectives of the existing GRRSP, however it would not meet all the basic goals of the proposed GRRSP (i.e., Modified Project).

6.4.3 Alternative 3 – Residential Alternative

Description

Under this Alternative, the 160-acre Project site would be developed with residential uses and maintain the proposed Open Space. PA 5 would be developed as stated in the proposed GRRSPA with 32 single-family residential units, similar to the approved GRRSP. The northern 55.02 acres within the proposed PA 1 through 4 of the Project site would be developed with single-family residential units at a density of 2 dwelling units per acre, resulting in 110 dwellings. The 83.34 acres of PA 6 would maintain the proposed designated Open Space. Thus, implementation of this Alternative would result in the development of 142 single-family dwelling units within 76.85 acres and designate 83.34 acres Open Space within the 160-acre Project site.

Environmental Considerations

As previously stated, this Alternative would designate a majority of the site to open space and develop all the proposed industrial uses of the Modified Project with residential. Therefore, this Alternative would likely reduce impacts with the following environmental issues:

- Air Quality / Greenhouse Gases / Transportation: It is estimated the Modified Project will generate 4,370 two-way average daily trips, 429 A.M. peak hour trips, and 386 P.M. peak hour trips. Based on generation factors included in *Trip Generation, 6th Edition*, this Alternative would generate 1,339 average daily trips, 99 A.M. peak trips, and 134 P.M. peak trips. This represents a reduction of 65, 71, and 61 percent (respectively) in the number of ADT, A.M. peak trips, and P.M. peak trips. Such a decrease in traffic volumes would be anticipated to substantially reduce traffic related impacts from those identified with the Modified Project.

  As a result of the reduced traffic related impacts, it is likely that the fewer number of vehicle trips would generate less air quality and greenhouse gas impacts. Therefore, impacts to air quality, greenhouse gas emissions, and transportation are reduced.

- Noise: Because this Alternative envisions development of the Project site with residential uses only, noise impacts resulting from parking areas, loading docks, manufacturing processes, drive-through, and other sources are not anticipated. Although short-term noise impacts are anticipated during construction of residential units, but the duration, intensity, and extent of this noise is not anticipated to be significant. It should be noted, the residential uses on the north side of the site adjacent to SR-91 would be designed with features to mitigate the freeway noise to less than significant levels. Impacts related to noise would be reduced.

Although this Alternative would reduce such environmental issues when compared to those of the Modified Project, this Alternative does likely increase impacts to the following areas:

- Population / Public Services / Utilities and Service Systems: This Alternative will result in the development of 142 single-family residential units. Based on an average of 3.42 persons per dwelling unit (Department of Finance), development of the Project site under this Alternative would result in a population increase of approximately 486 persons. This population increase would increase demand on sewer, water supplies, solid waste facilities, and school facilities. Impacts related to public services and utilities and service system requirements for this Alternative would increase.

Conclusion

Under this Alternative, impacts related to air quality, greenhouse gas emissions, noise, and transportation would be reduced, while impacts related to public services, utilities and service systems would increase. Impacts related to other issues would be similar to those identified with the Modified project.

The GRRSP establishes objectives that will guide development of the Project site. These objectives include providing for the efficient and orderly development of the Project site; developing land uses which reflect sound economic, market, and financial considerations; developing uses that will generate revenue for the City of Corona; and providing convenient commercial and industrial services for the local and regional consumers. Under this Alternative, the Project site would be developed with single-family dwelling units and designated open space. This Alternative would not achieve the basic stated objectives of the Green River Ranch Specific Plan and is, therefore, rejected.

6.5 SUMMARY OF POTENTIAL IMPACTS OF ALTERNATIVES

Table 6.5-1 is a generalized comparative assessment of potential environmental impacts of the Alternatives as compared to the Modified Project.

Table 6.5-1 - Comparison of the Project Alternatives

Environmental Issues	No Project/No Build Alternative	Mixed Use Alternative	Residential Alternative
Aesthetics	**Reduced**	**Increased**	**Equal**
Agricultural & Forest Resources	**Similar**	**Similar**	**Similar**
Air Quality	**Reduced**	**Reduced**	**Reduced**
Biological Resources	**Reduced**	**Increased**	**Similar**
Cultural Resources	**Reduced**	**Increased**	**Similar**
Energy	**Reduced**	**Reduced**	**Reduced**
Geology / Soils	**Reduced**	**Similar**	**Similar**
Greenhouse Gas Emissions	**Reduced**	**Reduced**	**Reduced**

Hazards & Hazardous Materials	**Reduced**	**Similar**	**Similar**
Hydrology / Water Quality	**Reduced**	**Similar**	**Similar**
Land Use and Planning	**Reduced**	**Similar**	**Similar**
Minerals	**Reduced**	**Similar**	**Similar**
Noise	**Reduced**	**Reduced**	**Reduced**
Population and Housing	**Reduced**	**Similar**	**Increased**
Public Services	**Reduced**	**Similar**	**Increased**
Recreation	**Reduced**	**Similar**	**Increased**
Transportation	**Reduced**	**Reduced**	**Reduced**
Tribal Cultural Resources	**Reduced**	**Increased**	**Similar**
Utilities / Service Systems	**Reduced**	**Reduced**	**Increased**
Wildfire	**Reduced**	**Increased**	**Similar**

For comparison, Table 6.5-2 provides a generalized comparative assessment of potential environmental impacts of the Approved Project vs. the Modified Project.

Table 6.5-2 - Comparison of the Approved Project vs. Modified Project

Environmental Issues	Approved Project Significance	Modified Project Comparison
Aesthetics	Less than Significant with Mitigation	Similar
Agricultural & Forest Resources	Less than Significant	Similar
Air Quality	Significant and Unavoidable after Mitigation	Similar
Biological Resources	Significant and Unavoidable after Mitigation	Reduced
Cultural Resources	Less than Significant	Similar
Energy	Reduced	Similar
Geology / Soils	Less than Significant with Mitigation	Similar
Greenhouse Gas Emissions	Not Addressed	New Impact
Hazards & Hazardous Materials	Less than Significant	Similar
Hydrology / Water Quality	Less than Significant with Mitigation	Similar
Land Use and Planning	Less than Significant	Similar
Minerals	Reduced	Similar

Noise	Significant and Unavoidable after Mitigation	Reduced
Population and Housing	Less than Significant	Similar
Public Services	Less than Significant	Similar
Recreation	Less than Significant	Similar
Transportation	Significant and Unavoidable after Mitigation	Similar
Tribal Cultural Resources	Less than Significant	New Impact
Utilities / Service Systems	Less than Significant	Similar
Wildfire	Less than Significant with Mitigation	Similar

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Build / No Project Alternative is the Environmentally Superior Alternative since no development would occur on the Project site. Unlike the Modified Project or the Project Alternatives 2 thru 3, the No Build / No Project Alternative would not result in traffic, air quality, or noise impacts, nor would this Alternative disturb the current on-site biological, cultural, paleontological condition of the site, or alter existing on-site topography and drainage.

As required by CEQA (Section 15126(d)(4), if a "No Build" Alternative is selected as the environmentally superior alternative, the EIR shall also identify an Environmentally Superior Alternative among the other Alternatives.

While both the No Build / No Project and Residential Alternative reduce traffic and air quality impacts, the reduction in daily vehicle trips (and, therefore, the generation of mobile-source emissions), each generated impacts to population and housing, public services, and utilities and service systems in excess of that identified with the Modified Project. In addition, the Residential Alternative would permit the construction and occupation of residential uses adjacent to Green River Road and SR-91, which would result in the exposure of sensitive uses (residential dwellings) to traffic noise generated on these roadways. However, such impacts would be reduced with implementation of appropriate Project Design Features and/or mitigation. Furthermore, neither of the two Alternatives fully implement the Project Objects as stated in the GRRSP or the Modified Project as previously stated. Therefore, these two alternatives are rejected as environmentally superior to the proposed project.

The Mixed Use Alternative only incrementally reduces average daily trips and thereby reducing air quality and greenhouse gas emission impacts. In addition, due to the Alternatives less dense industrial design, generate noise impacts to nearby sensitive receptors would be reduced. The GRRSP establishes objectives that will guide development of the Project site. This Alternative would achieve the stated objectives of the GRRSP and the Project Objectives. Based on the preceding analysis, Alternative 2, Mixed Use Alternative has been selected as the

This Alternative would achieve the stated objectives of the GRRSP and the Project Objectives. Based on the preceding analysis, Alternative 2, Mixed Use Alternative has been selected as the Environmentally Superior Alternative. However, under current state zoning laws, the City cannot approve projects that would result in fewer residences than under existing conditions and therefore this Alternative is rejected from consideration.

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7.0 OTHER CEQA-REQUIRED ANALYSIS

This section of the Draft Subsequent Environmental Impact Report (Draft SEIR) provides a discussion of additional CEQA impact considerations, including Significant Irreversible Environmental Changes, Growth- Inducing Impacts, and any Mandatory Findings of Significance.

7.1 CEQA REQUIREMENTS

Section 15126.2 (b) of the CEQA Guidelines requires that an EIR discuss any significant impacts associated with the Modified Project. In Section 4.0**,** Environmental Impact Analysis, of this Draft SEIR, describes the potential environmental impacts of the Modified Project and recommends mitigation measures to reduce impacts to a less than significant level, where feasible. Section 1.0, Executive Summary, which summarizes the impacts, mitigation measures, and levels of significance before and after mitigation.

7.2 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

The CEQA Guidelines §15126.2(d), requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project. Generally, the section states that a project would result in significant irreversible environmental changes if the following occurs:

- The project would involve a large commitment of nonrenewable resources in a way that would make their nonuse or removal unlikely;
- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; and
- The proposed consumption of resources is not justified (e.g., the project involved the wasteful use of energy).

The Modified Project would NOT involve a large commitment of nonrenewable resources in a way that would make their nonuse or removal unlikely.

The Modified Project would not involve the utilization of nonrenewable resources in a manner that would make their nonuse or removal unlikely. Nonrenewable resources associated with the development of the Modified Project site would include fossil fuels. Fossil fuels would serve as energy sources during both construction and operations of the Modified Project. Fossil fuels would act as transportation energy sources for construction vehicles and heavy equipment during the construction period and by vehicles and equipment used during project operations.

Though the Modified Project would endeavor to utilize fossil fuels efficiently, their use would be vital for construction and operations activities, making their nonuse unlikely. However, the Modified Project would not require the continued use of fossil fuels at the end of its operational life. By nature of being a nonrenewable resource, fossil fuels, once consumed, cannot be replaced. Those fuels, once spent, may be transformed into another form of matter such as exhaust or smoke. Standard vehicles and equipment used by the Modified Project in both construction and operational phases would likely utilize fossil fuels. Some construction and operational equipment such as forklifts may be electrified and therefore not rely on fossil fuels. Energy-efficient equipment would be utilized according to their availability and in order to comply with energy regulations and policies for the Modified Project as a whole as it pertains to residential, office, hospitality, and commercial uses.

The Modified Project proposes the potential development of a fueling station; however such operations are highly regulated and would not likely store significant amounts of fossil fuels. Fossil fuels on-site would be stored in a manner that would make their removal unlikely. No infrastructure is proposed to store fossil fuels in large amounts or without the ability of removal. The Modified Project would also require the commitment of land on which the Modified Project would be developed for a mixed-use of residential, office, hospitality, and commercial uses. Similarly, land is a finite resource in that once developed and in active use it removes the ability for that land to be used for other purposes. However, development of the Modified Project site would not eliminate the possibility of redevelopment in the future.

a) The primary and secondary impacts would generally commit future generations to similar uses.

Impacts associated with the Modified Project are largely less than significant with mitigation applied. The majority of identified impacts, not adequately covered by the previous EIR, were anticipated to create a less than significant impact or no impact, with the exception of air quality and greenhouse gas emissions.

Once development of the proposed Modified Project occurs, it would not be feasible to return the developed land to its existing (pre-project) condition. In addition, the redevelopment is proposed with the intent to last a long time. However, because the project site is already developed with urban uses, redevelopment under the Modified Project would not represent a substantial change in land use.

The Modified Project's development is anticipated to produce significant and unavoidable impacts based on analyses conducted in Section 4.3, Air Quality and Section 4.17, Transportation. These impacts would also affect the surrounding environment.

The use of materials considered hazardous waste would be minimal; mostly used for cleaning, landscaping, and operational maintenance. Compliance with federal, state, and local regulations would ensure that the usage and storage of any hazardous materials and waste

would be completed in the safest and most efficient manner. Similarly, the Modified Project would comply with any federal, state, and local air quality and water quality regulations to further ensure the least amount of environmental impact. The mixed-use nature of the Modified Project is unlikely to lead to impacts that would commit future generations and developments to similar uses. Therefore, the Modified Project would not influence future development in that land area as the existing land use designations would be unchanged.

b) The project would NOT involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.

The Modified Project is intended to develop warehouse, commercial, hospitality, office and residential facilities and is not anticipated to release hazardous material into the environment. Construction and operation of the Modified Project would utilize chemical substances common with typical construction, landscaping, and cleaning activities and do not generally pose a significant hazard to the public or environment. However, in the event that hazardous materials are either used or stored on the project site, National Pollutant Discharge Elimination System (NPDES) and Occupational Safety and Health Administration (OHSA) requirements would both reduce the significance of any impacts and ensure the Modified Project's compliance with any Federal, State, and local policy regarding hazardous materials and accidents.

c) The proposed consumption of resources is justified (e.g., the project does NOT involve the wasteful use of energy).

The Modified Project would comply with any applicable federal, state, and local regulations and laws regarding the use of resources during both construction and operations. As established in Section 4.8, Utilities and Service Systems, development of the Modified Project would not significantly impact water, electricity, solid waste, and telecommunications resources. It was found that the Easter Municipal Water District (EMWD), the water supplier for the City and project site, is able to meet the Modified Project's expanded demand. Further, development of the Modified Project would include the use of energy-efficient design and materials in accordance with the most recent Federal, State, and local regulations. Therefore, resources used for the Modified Project, including energy, would be done in an efficient, justifiable manner.

7.3 GROWTH INDUCING IMPACTS

State CEQA Guidelines §15126.2(e) requires that EIRs include a discussion of ways in which a project could induce growth. The State CEQA Guidelines identify a project as "growth-inducing" if it fosters economic or population growth or if it encourages the construction of additional housing either directly or indirectly in the surrounding environment. New employees from commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the

area. The proposed Modified Project would therefore have a growth inducing impact if it would:

- Directly or indirectly foster economic or population growth, or the construction of additional housing;
- Remove obstacles to population growth;
- Require the construction of new or expanded facilities that could cause significant environmental
- effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

A project's potential to induce growth does not automatically result in growth. Growth can only happen through capital investment in new economic opportunities by the private or public sectors. Under CEQA, the potential for growth inducement is not considered necessarily detrimental nor necessarily beneficial, and neither is it automatically considered to be of little significance to the environment. This issue is presented to provide additional information on ways in which the Modified Project could contribute to significant changes in the environment, beyond the direct consequences of implementing the Modified Project examined in the preceding sections of this Draft SEIR.

Direct Growth-Inducing Impacts in the Surrounding Environment

Growth inducement can be defined as the relationship between a project and growth within the surrounding area. This relationship is often difficult to establish with any degree of precision and cannot be measured on a numerical scale because there are many social, economic, and political factors associated with the rate and location of development. Accordingly, the CEQA Guidelines instruct that an EIR should focus on the way's growth might be induced. This relationship is sometimes looked at as either one of facilitating planned growth or inducing unplanned growth. Both types of growth, however, should be evaluated. Potential growth-inducing effects are examined through analysis of the following questions:

1. **Would the project directly or indirectly foster economic or population growth, or the construction of additional housing?**

NO. The Modified Project, when implemented, would directly induce population growth in the City through the development of 32 new dwelling units and commercial uses. The Modified Project would result in a similar level of development intensity as the Approved Project. Although the Modified Project would directly and indirectly induce economic and population growth, this growth is consistent with the City's local plans including the existing GRRSP as well as regional planning documents and is therefore not considered a significant impact.

2. Would the project remove obstacles to population growth?

NO. The Modified Project is located at the edge of the City's limits, and adjacent to US National Forest land and unincorporated areas of Riverside County with limited development potential. Development of the Modified Project would not complete infrastructure gaps that impede development. For these reasons, the Modified Project would not remove an impediment to growth.

3. Would the project require the construction of new or expanded facilities that could cause significant environmental effects?

NO. As discussed in Draft SEIR Section 4.19, Utilities and Service Systems, the construction of utilities to the Modified Project site would result in a less than significant impact on the environment. The Modified Project is not anticipated to require new or expanded off-site facilities that would result in significant environmental impacts.

4. Would the project encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively?

NO. Refer to Sections 4.1 through Section 4.20 of this Draft SEIR, which discusses reasonably foreseeable potential impacts of the Modified Project during construction and operation.

7.4 MANDATORY FINDINGS OF SIGNIFICANCE

CEQA requires preparation of an EIR when certain specified impacts may result from construction or implementation of a project. An SEIR has been prepared for the Modified Project, which addresses the Mandatory Findings of Significance within Sections 4.1 through Section 4.20 including degradation of the environment, impacts to habitats or species, short-term vs. long-term goals, cumulatively considerable impacts, and substantial adverse effects on human beings.

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