



NOTICE OF DETERMINATION

TO: ☐ Clerk of the Board of Supervisors or ☒ County Clerk, County of Riverside 4080 Lemon Street, Riverside, CA 92501	FROM: City of Corona 400 S. Vicentia Avenue, Corona, CA 92882 Contact: Joanne Coletta, Community Development Director Phone: (951) 736-2267
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TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 Sent via state.clearinghouse@opr.ca.gov (overnight or hand delivery) ☐ 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2018081039
Project Title: General Plan Amendment 2020-0001 (GPA2020-0001)
Project Applicant: City of Corona, Community Development, 400 S. Vicentia Ave., Corona, CA 92882
Specific Project Location: City of Corona and Sphere of Influence
General Project Location (City and/or County): City of Corona, County of Riverside
Project Description: The proposed project is a technical update to the City of Corona's adopted General Plan and Climate Action Plan. The General Plan is a State-required legal document that provides guidance to decision-makers regarding the allocation of resources and determining the future physical form and character in the City and its SOI. Compared to existing conditions, the proposed project would result in an increase of 11,511 units, 39,298 residents, 26,476,352 nonresidential square feet, and 31,156 jobs in the City and SOI. No changes in land uses, intensity, or density would occur under the project except for the General Plan amendments that have been approved since 2004.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on June 3, 2020, and has made the following determinations regarding the above described project:

1	☒	The project will have a significant effect on the environment.
	☐	The project will NOT have a significant effect on the environment
2	☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3 ☒	Mitigation measures were made a condition of the approval of the project.
☐	Mitigation measures were NOT made a condition of the approval of the project.
4 ☒	A Mitigation Monitoring or Reporting Plan was adopted for this project.
☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5 ☒	A Statement of Overriding Considerations was adopted for this project.
☐	A Statement of Overriding Considerations was NOT adopted for this project.
6 ☒	Findings were made pursuant to the provisions of CEQA.
☐	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final Supplemental Environmental Impact Report with comments and responses and record of project approval, is available to General Public at:	
Custodian:	Location:
Sylvia Edwards, City Clerk	Corona City Hall, City Clerk's Office 400 S. Vicentia Avenue, Corona, CA 92882 And at: https://www.coronaca.gov/government/departments-divisions/building/projects

Date Received for filing: 6/4/20

Signature: Sylvia Edwards

Sylvia Edwards, City Clerk

Governor's Office of Planning & Research

Jun 05 2020

STATE CLEARINGHOUSE

**CITY OF CORONA**400 S. Vicentia Avenue
Corona, CA 92882-2187**Bank of America**
Bank of America, N.A.
Los Angeles, California16-66
1220

Check No. 00675122

Check Date 06/03/20

GENERAL ACCOUNT**PAY THIS AMOUNT**

\$ *****3,343.25

VOID IF NOT CASHED WITHIN SIX MONTHS

TO THE
ORDER
OF:RIVERSIDE COUNTY CLERK
RIVERSIDE, CA 92501

[Signature] MAYOR

[Signature] TREASURER

[Signature] ADMINISTRATIVE SERVICES DIRECTOR

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈00675122⑈ ⑆122000661⑆ 14596⑈22305⑈

□

INVOICE DATE	INVOICE NO.	PO NO.	AMOUNT PAID	DESCRIPTION
06/03/20	CF060320		3,343.25	FEIR FOR GPA2020-0001 CC mtg 6/3/2020

CITY OF CORONA

VENDOR ACCT NO.

CHECK DATE

06/03/20

CHECK TOTAL

3,343.25

VENDOR NO.

110760

CHECK NO.

00675122



VENDOR ACCT NO.	CHECK DATE	CHECK TOTAL	VENDOR NO.	CHECK NO.
	05/29/20	50.00	110760	00675100

**CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE
CORONA GENERAL PLAN TECHNICAL UPDATE PROJECT
STATE CLEARINGHOUSE NO. 2018081039**

Exhibit A

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the proposed General Plan Technical Update project (proposed project) have been analyzed in a Draft Environmental Impact Report (DEIR) (State Clearinghouse [SCH] 2018081039) dated December 2019. A Final EIR has also been prepared that incorporates the Draft EIR and contains comments received on the DEIR, responses to the individual comments, revisions to the DEIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program for the proposed project (MMRP). This document provides the findings required by CEQA for approval of the proposed project.

A. STATUTORY REQUIREMENTS FOR FINDINGS

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
 - (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
 - (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
 - (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
 - (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal [sic] project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. CERTIFICATION

Having received, reviewed, and considered the EIR for the Corona General Plan Technical Update Project State Clearinghouse No. 2018081039, as well as other information in the record of proceedings on this matter, the City of Corona City Council adopts the following Findings (Findings) and Statement of Overriding Considerations, in its capacity as the legislative body for the City of Corona (City), which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

In addition, the City of Corona City Council (City Council) hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the Final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

C. PROJECT ENVIRONMENTAL REPORT AND DISCRETIONARY ACTIONS

The FEIR addresses the direct, indirect, and cumulative environmental effects of future construction and operation activities associated with the proposed project. The FEIR provides the environmental information necessary for the City to make a final decision on the requested discretionary actions for all phases of this project. The FEIR was also intended to support discretionary reviews and decisions by other responsible agencies. Discretionary actions to be considered by the City may include, but are not limited to, the following:

- Certify that the FEIR for the proposed project has been completed in compliance with CEQA, and reflects the independent judgement and analysis of the City; find that the City Council has reviewed and considered the information contained in the FEIR prior to approving the project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project either have been reduced to an acceptable level, or are outweighed by the specific overriding considerations of the project as outlined in the CEQA Findings of Fact and Statement of Overriding Considerations, as set forth herein.
- Approve the proposed project and related discretionary actions needed for future construction and operation as a result of the proposed project.

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City published a DEIR on December 19, 2019. A FEIR was prepared in the Winter of 2020 in compliance with CEQA requirements. The FEIR has been prepared in accordance with CEQA and the CEQA Guidelines, as amended. As authorized in State CEQA Guidelines Section 15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. City staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The FEIR reflects the City's independent analysis and judgement. The key milestones associated with the preparation of the EIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the DEIR.

A. PUBLIC NOTIFICATION AND OUTREACH

In conformance with CEQA, the State CEQA Guidelines, and the City of Corona CEQA Guidelines, the City of Corona conducted an extensive environmental review of the proposed project.

- Notice of Preparation (NOP) of the Draft EIR. The NOP was published on August 14, 2018. The public comment period was from August 14, 2018 to September 14, 2018. The NOP was published in the *Sentinel Weekly* and posted at the Riverside County Clerk's office on August 15, 2018. Copies of the NOP were made available for public review at the City of Corona, the City's website, and at the Corona Library.
- Scoping Meeting. The public scoping meeting for the Draft EIR was held on August 30, 2018. The meeting was held from 7:00 to 8:30 PM at the Circle City Center, 365 North Main Street, City of Corona. The notice of a public scoping meeting was included in the published NOP.
- Draft EIR (DEIR). The completed Draft EIR was made available to the public for 45 days beginning December 19, 2019, and ending February 3, 2020. The scope of the DEIR was determined based on the CEQA Guidelines Appendix G Checklist, comments received in response to the NOP, and comments received at the scoping meeting conducted by the City of Corona. Section 2.3 of the DEIR describes the issues identified for analysis in the DEIR. The Notice of Availability (NOA) for the DEIR was sent to interested persons and organizations, sent to the State Clearinghouse in Sacramento for distribution to public agencies, posted at the City of Corona, and published in the *Sentinel Weekly*. The NOA was posted at the Riverside County Clerk's office on December 19, 2019. The Notice of Availability of the DEIR was published in the *Sentinel Weekly* on December 18, 2019.
- Final EIR (FEIR). The Final EIR includes the responses to comments to the DEIR and errata sheets for the Draft EIR. The FEIR was released for a 10-day agency review period prior to certification of the FEIR.
- Public hearings. The Planning and Housing Commission held a public hearing on the Draft EIR on May 11, 2020. The public hearing was published in the *Sentinel Weekly* on August 22, 2020 and posted on the city's website. The Final EIR was certified by the City Council on June 3, 2020.

In summary, the City conducted all required noticing and scoping for the proposed project in accordance with Section 15083 of the CEQA Guidelines, and conducted the public review for the EIR, which exceeded the requirements of Section 15087 of the CEQA Guidelines.

B. FINAL ENVIRONMENTAL IMPACT REPORT AND CITY COUNCIL PROCEEDINGS

The City prepared a FEIR, including Responses to Comments to the DEIR. The FEIR/Response to Comments contains comments on the DEIR, responses to those comments, revisions to the DEIR, and appended documents. A total of seven comment letters were received, all of which were from public agencies.

The most prevalent concerns raised in these comment letters included impacts to utilities and service systems and biological resources.

The FEIR found that prior to mitigation, implementation of the proposed project will result in potentially significant impacts to Biological Resources, Geology and Soils, and Tribal Cultural Resources. However, mitigation measures (MMs) have been developed to avoid or reduce all of these impacts to levels considered less than significant, with the exception of Air Quality, Agricultural and Forestry Resources, Cultural Resources, Greenhouse Gas Emissions, Mineral Resources, Noise, and Transportation. The City prepared a Statement of Overriding Considerations for the impacts found to be significant and unavoidable.

Members of the public can view searchable agendas for scheduled City Council meetings and access agenda-related City information and services directly on the following website: <https://www.coronaca.gov/government/mayor-city-council/public-meetings>.

The FEIR document will be posted for viewing and download with the previously posted DEIR prior to the City's consideration of the FEIR and project recommendations on the City's website.

A date for consideration of the FEIR and project recommendations at the City Council was set for the proposed project and notice of the meeting was provided consistent with the Brown Act (Government Code Sections 54950 et seq.). The City Council will take testimony on the proposed project and may continue on its calendar to a subsequent meeting date in its discretion.

C. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed project.
- The DEIR and FEIR for the proposed project.
- All written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the DEIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the FEIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the DEIR and FEIR.

- The Resolutions adopted by the City in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

D. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's actions related to the project are at the City of Corona – Planning Division, 400 S Vicentia Avenue, City of Corona. The City Planning Division is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Planning Division. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

E. PROJECT LOCATION

The City of Corona is located in the northwestern portion of Riverside County, near the convergence of Los Angeles, Orange, and Riverside Counties, 45 miles southeast of the City of Los Angeles. Corona is located in a valley, framed by mountains and the Prado Basin. Original settlements focused development in an area within and adjacent to Grand Boulevard. The City is bordered by the City of Norco to the north, the City of Riverside to the east, and Riverside County to the west and south. The Cleveland National Forest to the south/southwest and the Prado Basin to northeast border the City; these natural areas are barriers to the future outward growth of Corona.

Two geographical areas are within the “planning area” covered by the Corona General Plan, the City’s corporate limits (City) and its Sphere of Influence (SOI). As defined by the City and the Riverside County Local Agency Formation Commission, the SOI represents the logical service area of the city. Corona includes 39 square miles, plus an additional 32 square miles within its SOI. The SOI includes three geographically distinct areas to the west, east, and south of Corona’s incorporated borders:

- The **West Sphere** encompasses the Prado Basin, Coronita, and the Foothill area.
- The **East Sphere** includes the areas of Home Gardens, Eagle Valley East, and El Cerrito.
- Temescal Canyon makes up the **South Sphere**.

F. PROJECT OBJECTIVES

The City of Corona’s guiding principles for the proposed General Plan update, Climate Action Plan, and General Plan EIR, which will aid decision makers in their review of the proposed project and associated environmental impacts, are as follows:

1. Provide well-designed and accessible residential neighborhoods and commercial and industrial districts to provide opportunities for people to live, work, and play.
2. Retain and enhance Corona's small-town character and its neighborhoods to provide a diversity of housing, neighborhoods, and amenities.
3. Restore downtown Corona as the symbolic, functional, and historic core of the city.
4. Ensure that people, goods, and services move safely and efficiently through the city and connect to the larger region.
5. Improve employment opportunities for Corona's residents by encouraging existing businesses to invest and expand in Corona; recruit clean, high-technology businesses and research-and-development companies; provide jobs that match the skill of Corona's residents; and support the city's economic base through adequate land and infrastructure.
6. Ensure that Corona is a safe community for residents, business, and visitors.
7. Respect and enhance Corona's environmental resources by creating connections between the built and natural environment to increase awareness of and opportunities for enjoyment by Corona's residents and integrate conservation practices to lessen the burden on the environment.
8. Engage Corona's active citizenry to achieve an efficient and responsive government that works with its citizens and regional agencies to meet collective needs and provide timely and understandable information.
9. Foster a vibrant community that supports healthy lifestyles, historical resources, arts, education, and culture for all residents.

G. PROJECT DESCRIPTION

The proposed project is a technical update of the City of Corona's adopted General Plan, which includes an update to the City's Climate Action Plan (CAP). The General Plan is a State-required legal document that provides guidance to decision-makers regarding the allocation of resources and determining the future physical form and character of development in the City and its SOI. It is the official statement of the City regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, the General Plan embodies a comprehensive and integrated planning approach for the jurisdiction. The CAP Update establishes goals and policies that incorporate environmental responsibility into the everyday management of community operations.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

A. FORMAT

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the project,

describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed in an effort to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

This remainder of this section is divided into the following subsections:

Section B, Findings on “No Impact” and “Less Than Significant Impacts,” presents environmental issues, as identified in Chapter 5 of the DEIR, which would result in no impact or less than significant impacts.

Section C, Findings on Impacts Mitigated to Less Than Significant, presents significant impacts of the proposed project that were identified in the FEIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.

Section D, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the proposed project that were identified in the FEIR, the mitigation measures identified in the Mitigation Monitoring Program, the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Proposed Project, presents alternatives to the project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Statement of Overriding Considerations, presents a description of the proposed project’s one significant and unavoidable adverse impact and the justification for adopting a statement of overriding considerations.

Section VI, Findings on Responses to Comments on the DEIR and Revisions to the FEIR, presents the City’s findings on the response to comments and revisions to FEIR, and decision on whether a recirculated DEIR is necessary or not.

B. FINDINGS ON “NO IMPACT” AND “LESS THAN SIGNIFICANT IMPACTS”

Based on the environmental issue area assessment in the FEIR, the City determined that the proposed project would have no impact or less than significant impacts, including direct, indirect, and cumulative impacts, for the environmental issues summarized below. The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the environmental evaluation in the listed topical EIR sections in Section 5 of the DEIR, which include Environmental Setting, Environmental Impacts, Cumulative Impacts, and Mitigation Measures.

Relevant General Plan policies are listed and numbered in the DEIR; additionally, applicable local, state, and federal regulations that are required independently of CEQA review and also serve to prevent the occurrence of, or reduce the significance of, potential environmental effects are included in the DEIR.

The EIR concluded that all or some of the impacts of the proposed project with respect to the following issues either will not be significant or will be reduced to below a level of significance by implementing project design features or existing regulatory requirements as detailed in Chapter 5 of the DEIR. Those issues include: Aesthetics, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. CEQA Guidelines Section 15901 requires that an EIR may not be certified for a project which has one or more significant environmental effects unless one of three possible findings is made for each significance effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings for these issues are required.

1. Aesthetics

Impact 5.1-1: Development in accordance with the General Plan Update would not substantially alter or damage scenic vistas or resources or degrade views along a state scenic highway. [Threshold AE-1 and AE-2]

General Plan

Visual resources in the City and SOI include scenic mountain views, scenic city views, prominent scenic vistas, and scenic corridors. The proposed land use plan would allow for development of currently undeveloped parcels and intensification of existing land uses along the long scenic corridors. The land use designations of the existing General Plan would remain the same under the Proposed Project. The General Plan would continue to preserve open space areas, parks, and agricultural lands that provide views of scenic vistas. The generally low-density residential uses, estate, and rural residential uses adjacent to these scenic vistas and resources would remain unchanged, thereby preserving views of these scenic vistas and resources.

Future development in the Hillside District are required to develop and implement land use controls that preserve significant visual resources from potential loss or disruption, such as encouraging development design that reflects the land's distinct environmental and topographical features, per the City's municipal code (Chapter 17.59, Hillside District). The Residential and Industrial Development Design Guidelines, the design guidelines adopted in specific plans, and the goals and policies of the General Plan Update related to the preservation of scenic vistas and resources, such as Goal CD-6 (Policies CD-6.1 through 6.4) and Goal CD-7 (Policies CD-7.1 through 7.3) would ensure that development would not significantly alter or adversely damage the City's scenic vistas and resources.

Climate Action Plan

Additionally, the proposed Climate Action Plan (CAP) would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed land use plan and would not detract from the visual quality of Corona. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts of aesthetics to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on scenic vistas within a scenic highway. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-2: Buildout in accordance with the proposed land use plan would alter the existing visual appearance of the City and SOI, but would not substantially degrade its existing visual character or quality. [Threshold AE-3]

General Plan

Future development in accordance with the General Plan Update would allow for new development of currently undeveloped parcels and intensification of already developed areas in the City. Although new development would alter the visual appearance of the City, it would not degrade Corona's visual character or quality. Buildout under the General Plan Update would occur in areas already developed and urbanized, or areas that are designated for development. Areas designated as open space, parks, and agricultural lands would remain undeveloped under the implementation of the General Plan Update. However, the General Plan Update does not preclude agricultural lands from being amended in the future by a separate General Plan Amendment to accommodate development.

The Community Design Element of the General Plan Update includes policy directives to ensure that continued investments in the City will enhance vitality, context, form, and function. Through these policies, Corona supports communities and districts in the City and seeks to establish and retain their unique sense of place. Therefore, implementation of the General Plan Update would not introduce a substantial amount of new development or intensity development to the point that it would damage or alter the existing visual character or quality of the City. The goals and policies in the Community Design Element are implemented through more detailed residential and nonresidential design guidelines and specifications. Title 17 of the Corona municipal Code is the City's Zoning Ordinance and governs the development and use of property through the implementation of development standards that are intended to preserve visual resources and maintain the aesthetic appearance of residential neighborhoods and nonresidential properties and corridors. The City's Zoning Ordinance would ensure that development under the General Plan Update would continue to maintain and be compatible with the City's visual character.

The General Plan Update Land Use Element policies, LU-1.5, LU-2.4, LU-2.8, LU-5.1 through LU-5.13, LU-7.9, LU-7.10, LU-9.2, LU-9.7 through, LU-9.9, LU-11.8 through LU-11.12, LU-12.6, LU-13.6, LU-14.1, and LU-17.20 through LU-17.22, also ensure that the City's visual character is preserved. By complying with the City's existing regulations and the General Plan Update policies, future developments would be built to reflect and maintain Corona's existing visual character and resources. Impacts would be less than significant.

Climate Action Plan

Additionally, the proposed CAP would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building

density or intensity allowed by the proposed land use plan and would not substantially affect the visual character of the City. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts of aesthetics to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on visual character or visual quality. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-3: Future development in accordance with the General Plan Update would generate additional light and glare in the City and SOI that would impact surrounding existing land uses; however, light and glare would be minimized through adherence to the City's lighting standards. [Threshold AE-4]

General Plan

Sources of light and glare in the City include building lighting (interior and exterior), security lighting, sign illumination, ballfield lighting and parking-area lighting. These sources are mostly associated with the residential, commercial, and industrial uses and the larger community parks in the more developed areas of the City. Other sources of nighttime light and glare include streetlights, vehicular traffic along surrounding roadways, and ambient lighting from surrounding communities.

Future development in accordance with the General Plan Update would occur in areas designated for development and would allow for development of currently undeveloped parcels and alterations, intensification, and redistribution of existing land uses, which could increase nighttime light and glare in the City. New development would introduce new sources of light and glare, however, development and redevelopment projects in the City would be required to comply with the residential, commercial, and industrial landscape design guidelines, which consider accent lighting and lighting in the City's landscape assessment districts. Chapter 17.76 of the municipal code ensures that lighting in parking areas is designed and arranged to minimize the effects of spill light, and Chapter 17.86 indicates that all exterior lighting be directed downward to minimize spillover onto adjacent properties, sensitive land uses, and open space areas.

The General Plan Update includes policies to minimize light and glare, such as Policies LU-11.12, HC-2.4 and HC-2.6. By ensuring that all future development projects comply with the City's municipal code sections and General Plan Update policies pertaining to light and glare, any potential spillover would be minimized, and impacts would be less than significant.

Climate Action Plan

Additionally, the proposed Climate Action Plan CAP would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed land use plan. However, the CAP would encourage solar panel installations, which have the potential to create sources of light and glare in the City. The City would review individual applications for new solar installations to ensure that they would not cause glare impacts. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts of aesthetics to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on light and glare. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

2. Agriculture and Forestry Resources

Impact 5.2-1: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.2-2: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.2-3: The proposed project would not rezone forestland or timberland, nor would the proposed project result in the loss or conversion of forestland to non-forest uses [Thresholds AG-3, AG-4, and AG-5 (part)]

General Plan

According to CALFIRE, there are no current or planned fixed commercial timber operations subject to a Timber Harvesting Plan in southwest Riverside County and there are no timber production zones in the City of Corona or its SOI. The implementation of the General Plan Update would not result in loss or conversion of timberland to non-forest uses. Portions of the City and SOI contain woodland and forest vegetation, predominantly in eastern and western peripheries of the project area. Isolated woodlands that could fall under the definition of forest land per California Public Resource Code Section 12220(g) are located in Temescal Canyon, the western boundary of the City, and west of Coronita. The Riverside County portions of the Cleveland National Forest only reach moderate elevations of 2,000 to 3,000 feet average mean sea level (amsl) and do not support large expanses of mature conifers. Riparian scrub, woodland, and forest vegetation are predominantly found in El Cerrito, Temescal Canyon, and the northern portion of the City, east of Prado Basin. These isolated woodlands are primarily located on water and flood control, vacant, open space, and natural open space lands. Therefore, implementation of the General Plan Update would not impact forestland in the City or SOI.

Climate Action Plan

The update to the City's Climate Action Plan focuses on GHG reduction targets to achieve the 2030 and 2040 reduction goals. The Climate Action Plan Update would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP

would not affect the building intensity or density allowed by the proposed Land Use Plan. Additionally, the Climate Action Plan Update includes Measure 6.1 which would reduce the urban heat island effect by promoting tree planting.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts of forest resources to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on forest resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

3. Biological Resources

Impact 5.4-1: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-2: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-3: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-4: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-5: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-5: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.4-6: Future projects in accordance with the General Plan Update would be required to comply with the Western Riverside Multi-Species Habitat Conservation

**Plan, the Stephen's Kangaroo Rat Habitat Conservation Plan, and Corona's
local biological resources policies and ordinances. [Thresholds B-5 and B-6]**

General Plan

The City is a participant in the Western Riverside County MSHCP, a comprehensive, multi-jurisdictional plan that addresses biological and ecological diversity by conserving species and associated habitats while allowing approval of development in western Riverside County. Projects that are approved must pay fees for review and construction of the project in accordance with municipal code Chapter 16.33, Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee.

In addition to the MSHCP, a long-term (30-year) HCP for Stephens' kangaroo rat is administered by the Riverside County Habitat Conservation Agency. The MSHCP provides take authorization for Stephens' kangaroo rat within the MSHCP area but outside the HCP. Projects in the eastern and southern portions of the City and SOI would also comply with the HCP for the Stephens' kangaroo rat.

Moreover, Chapter 12.22, Community Forestry Program, of the Corona Municipal Code recognizes, designates, and protects landmark trees. The municipal code restricts permanent removal of landmark trees except in emergency situations. Implementation of the General Plan Update would not conflict with this ordinance.

Compliance with MSHCP, the Stephens' kangaroo rat HCP, and the City's municipal code, in addition to the policies of the General Plan Update such as ER-6.4 and ER-9.4, would protect biological resources. Therefore, impacts would be less than significant.

Climate Action Plan

Additionally, the proposed CAP would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect biological resources or ordinances and habitat conservation plans.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to biological resources to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on consistency with habitat conservations plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

4. Cultural Resources

Impact 5.5-1: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.5-2: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.5-3: Grading activities could potentially disturb human remains. [Threshold C-3]

General Plan

The General Plan Update includes Policy HR-3.8 which would minimize potential impacts to human remains. Moreover, the California Health and Safety Code, Section 15064.5; and Public Resources Code, Section 5097.98, mandate the process to be followed in the event if an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5, requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with development in accordance with the General Plan Update could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur.

Climate Action Plan

Additionally, the proposed CAP would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the treatment of human remains in the City or SOI. Consequently, implementation of the City's CAP would result in less than significant impacts to human remains.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to cultural resources to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on undiscovered human remains. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

5. Energy

Impact 5.6-1: Implementation of the General Plan Update would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. [Threshold E-1]

General Plan

Development projects constructed under the General Plan Update would create temporary demands for electricity. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases. Electricity use would fluctuate according to the phase of construction.

Development projects would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary; all operation of construction equipment would cease upon completion of project construction. Furthermore, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction in accordance with Section 2449 of 13 CCR Article 4.8, Chapter 9.

Operation of new development projects accommodated under the General Plan Update would create additional demands for electricity and natural gas compared to existing conditions. Electrical service to the City and SOI would be provided by SCE and Corona DWP through connections to existing off-site electrical lines and new on-site infrastructure. According to Table 5.6-4, *Year 2030 Forecast Electricity Consumption*, on page 5.6-17 of the DEIR, by 2040, electricity use in the City and SOI would increase by 454,089,365 kWh/year, or approximately 32 percent, from existing conditions. Additionally, as shown in Table 5.6-5, *Year 2040 Forecast Natural Gas Consumption*, on page 5.6-17 of the DEIR, existing natural use in the City and SOI would total 43,945,421 therms annually. By 2040, natural gas use in the City would increase by 1,239,875 therms annually, or approximately 3 percent, from existing conditions.

While the electricity and natural gas demand for the City and SOI would increase compared to existing conditions, developments accommodated under the General Plan Update would be required to comply with the current and future updates to the Building Energy Efficiency Standards and CALGreen, which would contribute in reducing energy demands. New and replacement buildings would result in greater energy efficiency than existing buildings. In addition to the Building Energy Efficiency Standards and CALGreen, the General Plan Update includes the following policies to increase energy efficiency and reduce wasteful, inefficient use of energy resources: LU-6.2, ER-12.14, ER-13.2, ER-13.3, ER-13.4, IU-7.2, IU-7.3, IU-7.4, IU-7.6, IU-7.7, and IU-7.8.

The City and SOI would consume transportation energy during operations from the use of motor vehicles. As shown in Table 5.6-6, *Operation-Related Annual Fuel Usage: Full VMT*, on page 5.6-20 of the DEIR, implementation of the General Plan Update would generally increase VMT across the different fuel type categories overall when compared to the existing baseline conditions. However, while CNG

usage would result in a net increase, overall gasoline and diesel fuel usage would generally decrease by 20,974,690 gallons and 1,265,558 gallons, respectively.

In addition to regulatory compliance that would contribute to more fuel-efficient vehicles and less demand in fuels, the General Plan Update includes policies that would contribute in minimizing overall VMT, and therefore, fuel usage. The Land Use Element includes policies that focus on siting residential uses near commercial and office land uses in addition to transit centers and facilities (e.g. Policies LU-1.2, LU-8.2, LU-8.3, LU-8.4, LU-13.1, LU-13.2). Furthermore, proposed policies in the General Plan Update also include improving public transportation and active transit (e.g., biking and walking) infrastructure in the City and SOI (e.g., Policies ER-12.5 through ER-12.9, CE-4.1 through CE-4.10, and CE-5.1 through CE-5.10). Therefore, compliance with regulations and the policies in the General Plan Update would ensure that impacts are less than significant.

Climate Action Plan

Moreover, the proposed CAP would implement the General Plan and help reduce GHG emissions generated by existing and proposed land uses in the City. The update to the City's CAP focuses on GHG reduction measures to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan Update and would help reduce GHG emissions generated by existing and proposed land uses in the City and SOI. Therefore, implementation of the proposed CAP would result in beneficial impacts to GHG.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to energy resources to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on energy resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.6-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. [Threshold E-2]

General Plan

The state's electricity grid is transitioning to renewable energy under California's RPS Program. Renewable sources of electricity include wind, small hydropower, solar geothermal, biomass, and biogas. California has RPS requirements of 33 percent renewable energy by 2020 (SB X1-2), 40 percent by 2024 (SB 350), 60 percent by 2026 (SB100), 60 percent by 2030 (SB 100), and 100 percent by 2045 (SB 100). The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE and Corona DWP, whose compliance RPS requirements would contribute to the State objective of transitioning to renewable energy. The land uses accommodated under the General Plan Update would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen. The General Plan Update includes Policies ER-13.4, IU-7.4, IU-7.6, and IU-7.7 which would support the statewide goal of transitioning the electricity grid to renewable sources. Therefore, implementation of the General Plan

Update would not conflict or obstruct implementation of California's RPS Program, and no impact would occur.

Climate Action Plan

The proposed CAP would not result in additional changes to and would not affect the development density or intensity allowed by the proposed land use plan of the General Plan Update. The proposed CAP would complement the statewide goal of transitioning the electricity grid to renewable sources and would not interfere or obstruct with the implementation of the RPS Program; no impact would occur.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to energy to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on renewable energy or energy efficiency plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

6. Geology and Soils

Impact 5.7-1: The General Plan Update would not subject people and structures in Corona to seismic-related hazards. [Thresholds G-1 and G-3]

General Plan

Corona's location and underlying geology make it susceptible to seismic and geologic hazards, including surface (fault) rupture and seismic ground shaking. Much of the western portion of the City extending southeast through the SOI is within a fault zone. Two active surface faults—the Chino Fault and Glen Ivy segment of the Elsinore Fault—could produce earthquakes of 7M, causing surface ground ruptures. Mandatory compliance with existing regulations, including the preparation and submittal of seismicity reports with all grading plans, would be reduced to a less than significant level. Additionally, the Whittier-Elsinore fault is potentially capable of producing the most intense ground accelerations in the City because it is closest. The greatest severity of ground shaking would occur in central Corona, Temescal Valley, and northern Corona. Compliance with the CBC, including specific provisions for seismic design, would mitigate and minimize the effects of earthquakes. The CBC has been accepted as the basic design standard in the City of Corona and Riverside County. The design of structures in accordance with the CBC is expected to minimize the effects of ground shaking to the greatest degree feasible and to less than significant levels except for a catastrophic seismic event.

Secondary effects of earthquakes can lead to ground deformation, including liquefaction, lateral spreading, seismically-induced landslides, and ground lurching. The City of Corona, and in valley regions and alluvial floodplains are susceptible to liquefaction. Much of the northern portion of the City is susceptible to liquefaction. Although liquefaction is expected within the City, based on the mandatory compliance with existing regulations, including the preparation and submittal of soil

engineering reports, liquefaction impacts to any new developments within the area would be reduced to a less than significant level.

Marginally stable slopes may be subject to landslides caused by earthquakes. The terrain of the City is varied, ranging from relatively flat to hilly. Any grading permit for a hillside development must have an engineering geology report prepared and submitted to the City. Therefore, landslides impacts are not expected to any new development in the City.

Lateral spreading is a phenomenon where large blocks of intact, nonliquefied soil move downslope on a large liquefied substratum. Site-specific mass grading and compaction that would occur as part of future development in the City would mitigate any potential impacts from seismically-induced lateral spreading.

The potential hazard posed by seismic settlement and/or collapse within the City is considered moderate based on the compressibility of the underlying alluvial soils and the presence of shallow groundwater. Because unconsolidated soils and undocumented fill material are present within the City, seismically induced settlement and/or collapse are potential impacts. Subsidence of basins attributed to overdraft of groundwater aquifers or overpumping of petroleum reserves has been reported in various parts of southern California. Although groundwater withdrawal in the City has led to lowered groundwater levels, it has not been excessive. A portion of the Prado-Corona oil field is located within the City. Based on the relatively small size of the oil field, its cessation of production, and the presence and use of groundwater spreading basins within the area, subsidence due to overpumping of groundwater or petroleum reserves is not considered a potentially significant impact for the City.

Seismically induced ground lurching occurs when soil or rock masses move at right angles to a cliff or steep slope in response to seismic waves. Structures built on these masses can experience significant lateral and vertical deformations if ground lurching occurs. Although ground lurching is expected within the City, based on mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, engineering geology and seismicity reports, ground lurching impacts to any new developments within the area would be reduced to a less than significant level.

Mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, geotechnical evaluation, and seismicity reports for new developments, would reduce impacts to a less than significant level. Additionally, the General Plan Update includes the following policies to ensure that risks to residents and businesses are minimized: PS-1.2 through PS-1.6.

Climate Action Plan

Additionally, the update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect seismic hazards in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to geology and soils to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on seismic hazards. Accordingly, no changes

or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.7-2: Unstable geologic unit or soils conditions, including soil erosion, would not result due to implementation of the General Plan Update. [Thresholds G-2 and G-3]

General Plan

Soils in the City are particularly prone to erosion during the grading phase of development, especially during heavy rains. Reduction of erosion potential during construction activities can be accomplished through a Storm Water Pollution Prevention Plan (SWPPP), which specifies best management practices for temporary erosion controls. Standard erosion control measures would be implemented as part of the SWPPP for any proposed project to minimize the risk of erosion or sedimentation during construction. The SWPPP must include an erosion control plan that prescribes measures. 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.

During operation of a project, the City's Municipal Code (Chapter 15.36, Grading Regulations) requires that projects submit a grading plan and geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth; therefore, minimizing impacts from unstable geologic or soil conditions. Mandatory compliance with existing regulations, including the preparation and submittal of SWPPP, soil engineering, and geotechnical evaluation for new developments, would reduce impacts to a less than significant level.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect geology and soil hazards in the City or SOI. Consequently, implementation of the CAP would result in less than significant impacts to soil erosion.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to geology and soils to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on soil erosion. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.7-3: Soil conditions would not result in risks to life or property. [Thresholds G-3 and G-4]

General Plan

Highly expansive soils swell when they absorb water and shrink as they dry and can cause structural damage to building foundations and roads. The City and SOI is known to have a low to moderate potential for expansive soils. The presence of expansive soils in areas proposed for construction would be considered a potentially significant impact. Corona implements a number of existing codes and

policies that serve to mitigate the impacts of development within areas containing expansive soils. Regulations relating to geology and soils are identified in the Corona Municipal Code, Chapter 15.36, Grading Regulations, which requires that projects submit a soil engineering report. Recommendations in the geotechnical report are required to be included on grading plans and implemented during project construction activities. Therefore, application of the existing regulations identified in the municipal code, CBC, and grading regulations would minimize the risk associated with any development proposed within areas containing expansive soils to less than significant levels.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing proposed land uses in the City. The CAP would not affect geology and soils hazards and development in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to geology and soils to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on soil hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.7-4: Future development in the City of Corona would require connection to the City's sewer system. [Threshold G-5]

General Plan

Future development within the City would utilize the local sewer system, as indicated by the following General Plan policies: IU-3.3, IU-3.4, IU-3.6 through IU-3.8. New development is required to be connected to the City's sewer system in accordance with Policy IU-3.8. Therefore, impacts that would result from soil conditions in relation to septic tanks or other on-site wastewater disposal systems would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect geology and soil hazards in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to geology and soils to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from septic tanks. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.7-5: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

7. Greenhouse Gas Emissions

Impact 5.8-1: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.8-2: The proposed project would conflict with the plans adopted for the purpose of reducing GHG emissions. [Threshold GHG-2]

General Plan

Applicable plans adopted for the purpose of reducing GHG emissions include CARB's Scoping Plan and SCAG's 2016-2040 RTP/SCS. The CARB Scoping Plan is applicable to state agencies, but is not directly applicable to cities/counties and individual projects. However, new regulations adopted by the state agencies outlined in the Scoping Plan result in GHG emissions reductions at the local level. Statewide strategies to reduce GHG emissions include the LCFS and changes in the corporate average fuel economy standards (e.g., Pavley I and Pavley California Advanced Clean Cars program). Development projects accommodated under the General Plan Update are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32. Future development projects would be required to comply with these GHG emissions reduction measures as they are statewide strategies. The General Plan update includes policies that would help reduce GHG emissions and therefore, help achieve GHG reduction goals. Therefore, the General Plan Update would not obstruct the CARB Scoping Plan.

The SCAG RTP/SCS is Southern California's regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375. Table 5.8-7, *General Plan Update Consistency with SCAG's 2016-2040 RTP/SCS Transportation-Land Use Strategies*, on page 5.8-40 of the DEIR, provides an evaluation of the proposed project in comparison to the three primary transportation-land use strategies in the 2016-2040 RTP/SCS. As shown in the Table, the General Plan Update would be consistent with the applicable strategies. Additionally, as demonstrated in Table 5.11-1, *SCAG's 2016-2040 RTP/SCS Consistency Analysis*, of Section 5.11, *Land Use and Planning*, the General Plan Update would be consistent with the 2016-2040 RTP/SCS goals. The General Plan Update would provide residents in the City and SOI to both live and work in the City and SOI instead of commuting to other areas, which would contribute in minimizing VMT. Therefore, the General Plan Update would not interfere with SCAG's ability to implement the regional strategies outlined in the 2016-2040 RTP/SCS and no impact would occur.

Climate Action Plan

The proposed CAP would not result in additional changes to and would not affect the development density or intensity allowed by the proposed land use plan of the General Plan Update. The proposed CAP would be complementary of statewide and regional plans to reduce GHG and would not interfere with or obstruct the implementation of the Scoping Plan or the 2016-2040 RTP/SCS, and no impact would occur.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to greenhouse gas emissions to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on consistency with plans adopted for the purpose of reducing GHG emissions. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

8. Hazards and Hazardous Materials

Impact 5.9-1: Project construction and operations would involve the transport, use, and/or disposal hazardous materials. [Thresholds H-1, H-2, and H-3]

General Plan

Construction in accordance with the General Plan Update would involve demolition, grading, and construction of new buildings. Potentially hazardous materials used during construction include substances such as paints, sealants, solvents, adhesives, cleaners, and diesel fuel. There is potential for these materials to spill or to create hazardous conditions. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. Additionally, project construction workers would be trained in safe handling and hazardous materials use. To prevent hazardous conditions, existing local, state, and federal laws are to be enforced at the construction sites. Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. All contaminated waste encountered would be required to be collected and disposed at an approximately licensed disposal treatment facility. The following General Plan policies would minimize risks associated with businesses that use hazardous materials during construction: PS-3.1, PS-3.2, PS-3.5 through P.S-3.9, ER-1.2, and ER-1.3. Furthermore, strict adherence to all emergency response plan requirements set forth by the Corona Fire Department (CFD) would be required throughout the duration of project construction.

The General Plan Update would allow for the development of a variety of land uses, including residential, commercial, office, civic, and open space uses. Operation of the future residential uses that would be accommodate would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of future commercial uses would also involve use of small amounts of hazardous materials. The use, storage, transport, and disposal of hazardous materials by future residents, commercial, and industrial tenants/owners would be required to comply with existing regulations of several agencies, including

the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, and Riverside County Fire Department.

Regulations that would be required of those uses that involve transporting, using, or disposing of hazardous materials include RCRA, which provides the “cradle to grave” regulation of hazardous wastes; CERCLA, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; International Fire Code (IFC), which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; CCR Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; and CCR Title 27, which regulates the treatment, storage, and disposal of solid wastes. For development in California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Sections 25500 through 25520.

Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Future uses under the General Plan Update would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the Riverside County DEH and the CFD. Additionally, the General Plan Update includes policies that would minimize risks from businesses that use hazardous materials, such as Policies PS-3.1, PS-3.5 through PS-3.9, ER-1.4, HC-2.4, and LU-12.7.

The use, storage, and transport of hazardous materials and hazardous wastes in compliance with the laws and regulations mentioned above would minimize the potential for releases of hazardous materials that could pose substantial hazards to the public or the environment and would entail prompt containment and cleanup of spills. Businesses handling reporting quantities of hazardous or extremely hazardous materials would maintain business plans. The General Plan Update includes policies which would minimize risks from accidental release: PS-3.1 through PS-3.8.

Climate Action Plan

The update to the City’s CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the transport, use, and/or disposal of hazardous materials in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hazards and hazardous materials to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on transport, use, and/or disposal of hazardous materials. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-2: The project site is on a list of hazardous materials sites. [Threshold H-4]

General Plan

There are numerous hazardous materials sites in the City and SOI. A few dozen sites of the greatest are described in Table 5.9-1, *Hazardous Materials Cleanup Sites in Corona (Open Cases)*, on page 5.9-9 of the DEIR. Development of projects in accordance with the General Plan would disturb soil in which soil, soil vapor, and/or groundwater may be contaminated with hazardous materials exceeding environmental screening levels for the proposed land uses. Any development, redevelopment or reuse on or next to hazardous materials sites would require an environmental site assessment by a qualified professional to ensure that the relevant projects would not disturb hazardous materials sites or plumes of hazardous materials diffusing from one of the hazardous materials sites, and that any proposed development, redevelopment, or reuse would not create a substantial hazard to the public or the environment. Each development project involving a purchase or lease would have a Phase I Environmental Site Assessment (ESA) conducted for its project site. Those ESAs identifying recognized environmental conditions would recommend Phase II ESAs consisting of sampling and testing of soil, soil vapor, and/or groundwater for hazardous materials; and human health risk assessments based on concentrations of hazardous materials identified.

Properties contaminated by hazardous substances are regulated at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigations and remediation which would reduce impacts to less than significant levels. Also, the following policies in the General Plan Update would minimize risks from hazardous materials sites: PS-3.5 and PS-3.8.

Climate Action Plan

Moreover, the update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect hazardous materials sites in the City or SOI and impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hazards and hazardous materials to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from hazardous materials sites. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-3: Implementation of the proposed project would not result in safety hazards or excessive noise for people residing or working in the airport influence area of the Corona Municipal Airport. [Threshold H-5]

General Plan

Airport operations and their accompanying noise and safety hazards require careful land-use planning on adjacent and nearby lands to protect residential and business communities in Corona from the potential hazards that could be created by airport operations. Pursuant to Section 21096 of the Public

Resources Code, the lead agency must consider whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.

Airport safety hazards include hazards posed to aircraft and hazards posed by aircraft to people and property on the ground. With proper land-use planning, aircraft safety risks can be reduced, primarily by avoiding incompatible land uses. The Corona Municipal Airport is predominantly a recreational airport. Because the airport is not planned for expansion and would remain primarily recreational in nature, and only lower elevation buildings surround it and would continue to surround it upon project implementation, the Corona Municipal Airport poses no unique hazards. Buildout of the proposed project could involve development within the Corona Municipal Airport influence area. Table 5.9-3, *Consistency with ALUC Safety Zones for the Corona Municipal Airport*, on page 5.9-37 of the DEIR, shows that impacts to potential hazards within each zone as a result of project implementation would be less than significant. Additionally, the following General Plan policies minimize safety impacts from proximity to the Corona Municipal Airport: PS-4.1 through PS-4.7, and LU-23.1 through LU-23.8.

Aircraft noise in the City is typically characterized as occasional, and the majority of flights served by the Corona Municipal Airport are for recreational purposes. As shown in Figure 5.13-4, of Section 5.13, *Noise*, of the DEIR, the Airport is not a substantial source of noise because the 65 dBA noise contour does not extend past the airport boundary, and noise does not substantially affect sensitive receptors in the City. Policy N-4.4 would restrict development of land uses within the 65 dBA CNEL contour of the Corona Municipal Airport to industrial, agricultural, or other open space activities, and require that all development in the vicinity of the Airport comply with the noise standards in the Airport Master Plan. Consequently, noise impacts associated with proximity to the Corona Municipal Airport are less than significant. Additionally, the following General Plan policies minimize the noise impacts from proximity to the Corona Municipal Airport: N-4.4 and N-4.5.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect safety hazards or result in excessive noise within two miles of the Airport in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hazards and hazardous materials to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from proximity to an airport or airport influence area. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-4: Project development would not affect the implementation of an emergency responder or evacuation plan. [Threshold H-6]

General Plan

Regional access to and from Corona is limited to I-15 or SR-91. Several larger arterials in the City funnel traffic to larger arterials and freeways. At the same time, most major roadways and transit routes exiting the community are crossed by one or more disaster prone areas—including Alquist Priolo, very high fire hazard severity zones, 100-year flood zones, dam inundation zones, and other hazards. Any of these disasters can cause damage to transportation infrastructure, preventing or impeding access by emergency responders and evacuation by residents.

The City of Corona has prepared an emergency operations plan to ensure the most effective allocation of resources for the maximum benefit and protection of the civilian population in time of emergency. The objective of the emergency operations plan is to incorporate and coordinate all available resources into an efficient organization capable of responding to any emergency. The Corona Disaster Council, in accordance with Section 2.52.050 of the Corona Municipal Code, is responsible for ensuring that the plan remains current and effective. To ensure the effectiveness of emergency planning and hazard mitigation, the Corona Fire Department works with an array of community partners. Mutual and automatic aid agreements are also maintained with numerous surrounding local, state, and federal agencies to allow for appropriate backup services in case of an emergency, disaster, or other similar event.

As part of the 2019 Building Code adoption process, Corona Fire has amended the Fire Code to require two points of access for all new development and for areas proposing increased residential densities. Moreover, the City of Corona is preparing a Wildfire Assessment and future Community Wildfire Planning Program (CWPP) to address these susceptible areas in greater detail. The buildout of the General Plan Update would not result in substantial changes to the circulation patterns or emergency access routes, and would not block or otherwise interfere with use of evacuation routes. Buildout would not interfere with operation of the City's Emergency Operations Center and would not interfere with operations of emergency response agencies or with coordination and cooperation between such agencies. The Circulation Element provides policies to ensure that adequate, efficient, and safe access for emergency vehicles is provided including Policy CE-1.12. The Public Safety Element provides policies to ensure that efficient and orderly notification and evacuation is provided on a citywide basis, as well as to maintain roadway evacuation routes to facilitate evacuations and ensure proper functionality after an emergency: PS-9.3, PS-9.4, and PS-11.5.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the implementation of an emergency responder or evacuation plan in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hazards and hazardous materials to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from a conflict with an emergency evacuation plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-5: Portions of the City and SOI are in Very High Fire Hazard Severity Zones designated by CAL FIRE and could expose structures to fire danger. [Threshold H-7]

General Plan

Wildland fires are uncontrolled fires typically in areas of little or no development, but these fires can spread quickly to the urban/wildland interface where development meets expanses of vegetative fuels. Portions of the City's northern, western, and southern are designated Very High Fire Hazard Severity Zones. Based on the existing land use map, these areas are predominantly undeveloped, open space, natural open space, agricultural, and single-family residential. Because the proposed General Plan Update would not exceed levels of land use density, intensity, or land use designations beyond what is currently in the 2004 General Plan, these very high fire hazard areas would propose similar uses under the General Plan Update. To help protect the City and its residents from fire hazards, the Corona Fire Department, Fire Prevention Division provides a wide range of services, including the enforcement of local, state, and federally mandated regulations; public educations; conducting fire safety inspections; issuing fire code permits, plan checks and new construction inspections, weed abatement and fuel modification; hazardous materials disclosure program; juvenile fire setter intervention program; and the investigation of all fires to determine cause. As part of the 2019 Building Code adoption process, Corona Fire has amended the Fire Code to require two points of access for all new development and for areas proposing increased residential densities.

In addition, Section 15.16.020 of the Corona Municipal Code designates the Fire Chief to prepare and maintain the City of Corona's map of Very High Fire Hazard Severity Zones in the LRA; these areas match the VHFHSZs designated by CAL FIRE as show in Figure 5.20-2, *Very High Fire Hazard Severity Zones*, of Section 5.20, *Wildfire*, of the DEIR. The proposed General Plan Update Land Use and Public Safety elements include goals and policies to minimize potential wildfire impacts in Corona. Implementation of LU-10.3, LU-10.4, LU-16.7, LU-22.10, LU-22.14, LU-23.6, and PS-3.3 would reduce impacts to fire through landscaping and design; collaborating with Corona Fire, CAL FIRE, the Forest Service, and local, county, and regional governmental agencies to minimize hazards and provide response; requiring compliance with CBC; allowing emergency responders to use the Corona Municipal Airport; ensuring development does not reduce fire protection services below safe levels; paying impact and demand fees; and evaluating emergency management.

Because the State of California, County of Riverside, and the City of Corona require adherence to building codes and review by the fire department to reduce fire hazards, impacts of fire hazards would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not result in exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hazards and hazardous materials to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from fire hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

9. Hydrology and Water Quality

Impact 5.10-1: Development pursuant to the General Plan would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. [Threshold HYD-1]

General Plan

Urban runoff resulting from storms or nuisance flows (runoff during dry periods) from development projects can carry pollutants to receiving waters. Runoff can contain pollutants such as oil, fertilizers, pesticides, trash, soil, and animal waste. This runoff can flow directly into local streams or lakes or into storm drains and continue through pipes until it is released untreated into a local waterway and eventually the ocean.

Clearing, grading, excavation, and construction activities associated with buildout of the General Plan Update may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Although erosion occurs naturally in the environment, primarily from weathering by water and wind action, improperly managed construction activities can lead to substantially accelerated rates of erosion that are considered detrimental to the environment.

Both State and local regulations effectively mitigate construction stormwater runoff impacts from the buildout associated with the General Plan update. The City's grading ordinance contains expanded requirements for grading, site erosion control, and NPDES requirements. This ordinance affects all grading construction sites of any size. In addition, development of projects results in one acre or greater of soil disturbance are required to comply with the Construction General Permit (CGP) and associated local NPDES regulations to ensure that the potential for soil erosion is minimized on a project by project basis. The project specific SWPPP(s) are required to be prepared in accordance with the site-specific sediment risk analyses based on the grading plans. The SWPPP must describe construction BMPs that address pollutant source reduction, and provide measures/controls necessary to mitigate potential pollutant sources. In addition to existing regulations that control and minimize pollutants from construction activities, the General Plan Update includes several policies that ensure that new

development minimizes potential water quality impacts including: ER-1.2, ER-1.3, ER-7.1, IU-1.8, IU-5.7, and IU-5.8.

Development resulting from the Corona General Plan Update may result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting downstream water quality. Developments pursuant to the General Plan Update could potentially create new sources for runoff contamination through changing land uses. To help prevent long-term impacts associated with land use changes and in accordance with the requirements of the City of Corona's Municipal Code Chapter 13.7, *LJP*, and the Riverside County MS4 Permit, new development and significant redevelopment projects must incorporate LID/site design and source control BMPs to address post-construction storm water runoff management. In addition, projects must develop a project-specific Water Quality Management Plan (WQMP) that describes the menu of BMPs chosen for the project as well as include operation and maintenance requirements for all structural and any treatment control BMPs.

Furthermore, as part of the statewide mandate to reduce trash within receiving waters, the City of Corona and its SOI is required to adhere to the requirements of the amended trash total maximum daily load (TMDL). The requirements include the installation and maintenance of trash screening devices at all public curb inlets, grate inlets, and catch basin inlets. In addition to existing regulations that control and minimize pollutants from operation of development projects in the City, the General Plan Update includes several policies that ensure that new development minimizes potential water quality impacts including: IU-4.7, IU-5.1, IU-5.2, IU-5.3, IU-5.4, IU-5.5, IU-5.6, IU-5.7, IU-5.8, IU-5.9, and IU-5.10. With the implementation of federal, state, and local regulations, and the policies of the General Plan Update, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on groundwater quality. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-2: Buildout of the General Plan would generate a substantial increase in water demand but would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin. [Threshold HYD-2]

General Plan

The Corona General Plan Update area relies on local and groundwater resources for approximately 40 percent of its water supply. Therefore, increases in population could generate a higher demand for groundwater resources. However, the City of Corona updates its urban water management plan (UWMP) every five years, quantifying existing and projected water supplies and demands to ensure there will not be any water supply shortages or significant groundwater depletion. The 2015 UWMP highlighted sufficient surface and underground water supplies through 2040 concluding no risk of a net deficit in aquifer volume or lowering of the groundwater table. The General Plan Update does not contain any changes to the underlying land use designations that were evaluated in the 2015 UWMP; and therefore, implementation of the General Plan would not substantially decrease groundwater supplies or recharge.

Furthermore, the City prepared a groundwater management plan in 2008 to assist with sustainably operating the Temescal Basin, Bedford Basin, and Coldwater Basin and increasing the reliability of the water supply. The City prepared a Recharge Master Plan for the Temescal Basin in 2013. The City and EVMWD have entered into an agreement regarding the cooperative management of the Coldwater Basin which assigns an operating committee with the primary purpose of ensuring that the City and EVMWD are allowed to pump sufficient water from the Coldwater Basin to meet their respective requirements and to maximize the sustainable use of the basin.

Furthermore, the DWR released its final list of critically overdrafted basins in January 2016. The list did not include the Temescal Basin, the Coldwater Basin, or the Bedford Basin. The Temescal Basin and Coldwater Basin are managed to prevent critical overdraft. The City has implemented the Recharge Master Plan for the Temescal Basin, and projects are underway to increase the volume of tertiary-treated reclaimed water available for recharge and to increase the number and capacity of recharge basins. In addition, the City of Corona requires adherence to the Water Efficient Landscape Ordinance and latest building code requirements for installation of new plumbing fixtures to improve water efficiency for new development projects. As a result, new construction is becoming increasingly more water efficient. Through the Municipal Code, the City of Corona also implements additional water conservation measures in the event of a drought.

Moreover, the General Plan Update includes several goals and policies that decrease the demand for potable water in the City including: Goal ER-2 (policies ER-2.2 through ER-2.9), Goal ER-3 (policies ER-3.1 through ER-3.6), and policy ER-5.5. With the implementation of federal, state, and local regulations, as well as the policies of the General Plan Update, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG

emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on groundwater supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-3: Development pursuant to the General Plan would increase the amount of impervious surfaces and therefore could alter drainage patterns, but would not increase the potential for erosion and siltation on or offsite or create runoff water that would exceed the capacity of storm drain systems or provide substantial sources of polluted runoff. [Thresholds HYD-3 (i), (ii), and (iii)]

General Plan

Development within the General Plan area and the change in land uses will result in an increase in impervious surfaces. This could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause erosion or sedimentation in drainage swales and streams. Increased runoff volumes and velocities could create nuisance flooding in areas without adequate drainage facilities or increase the pollutant load to storm drain systems. Under the existing and proposed conditions, drainage patterns will largely be maintained and will utilize the existing drainage facilities within the public right-of-way. Current runoff is captured and conveyed by existing storm drain infrastructure in the City and SOI and is eventually discharged into the Santa Ana River.

Under the proposed condition, overall drainage patterns, flow rates, and flow volumes will be maintained based on the high level of impervious condition under the existing condition and will not increase the opportunity for erosion or scour downstream. Hydromodification requirements and standard flood control requirements for new development will minimize impacts of increased flows and volumes on downstream receiving waters. Implementation of the proposed land uses within future redevelopment areas will not result in increases in surface water peak flows or volumes over the existing conditions and will likely result in reduced discharges due to on-site water quality and LID features. Implementation of the proposed land use changes within undeveloped areas will likely result in increased runoff, but discharge will be required to remain within the parameters defined by the most current Master Plan of Drainage or site-specific watershed study.

The General Plan Update includes several policies that ensure that new development minimizes erosion and siltation and reduces impacts to the stormwater system (policies IU-5.1 through 5.9). With the implementation of these measures, any impacts to the stormwater system capacity would be less than significant. Furthermore, the County of Riverside and City of Corona require a standard condition of approval that all new development or significant redevelopment projects complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased stormwater flows. Implementation of these provisions would minimize increases in peak flow rates or runoff volumes. All new development or significant redevelopment project applicants would also be

required to prepare a WQMP for submittal to the City of Corona's Department of Public Works that describes the BMPs and site design measures that will be implemented to minimize storm runoff from the sites.

Future development in the General Plan area would involve construction activities that could increase the potential for erosion and/or siltation. However, none of the future developments would alter the course of an existing stream or river. Standard erosion control measures would be implemented as part of the SWPPP for any proposed project to minimize the risk of erosion or sedimentation during construction. The General Plan Update includes several policies that ensure that new development minimizes potential water quality during construction (Policies ER-1.2, ER 1.3, ER-7.1, IU-1.8, IU-5.7, and IU-5.8). With the implementation of these measures during the construction and operational phases of future development, any erosion, siltation, or polluted runoff would be less than significant.

Climate Action Plan

Moreover, the update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact on storm water quality. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-4: Portions of the General Plan area proposed for development are located within flood zones or dam inundation areas but the proposed project would not impede or redirect flood flows. [Threshold HYD-3(iv)]

General Plan

According to Figure 5.10-3, *Dam Inundation Zones*, on page 5.10-17 of the DEIR, portions of the project area are within the dam inundation zones of Prado, Mabey Canyon, Harrison Street, Lee Lake, Lake Mathews, and Mockingbird Canyon dams. Table 5.10-4, *Reservoir Inundation Hazards*, on page 5.10-37 of the DEIR, lists each dam with a high hazard rating that would cause significant damage in Corona. The primary inundation hazard to Corona is Lake Mathews, located seven miles southeast of Corona in the Gavilan Hills. Two dams contain Lake Mathews. Failure of either dam would cause flooding along the Temescal Wash in the eastern and northeastern parts of the City.

The probability of dam failure is extremely low, and the City of Corona has never been impacted by a major dam failure. Dams in California are continually monitored and inspected by various governmental agencies, and dam owners are required to maintain Emergency Action Plans (EAPs). Additionally, the City's General Plan Update includes the following policies to minimize hazards: PS-2.2 and PS-2.7.

As shown in Figure 5.10-2, *Flood Hazards*, on page 5.10-15 of the DEIR, northwestern Corona from Prado Dam to the Airport and westward through Santa Ana Canyon is within a 100-year flood zone. Mabey Canyon Wash and Temescal Creek are also prone to a 100-year flood. Areas around Temescal Wash, Mabey Canyon Wash, Main Street Wash, and the Arlington Channel are within a 500-year flood zone. All new development would be required to meet federal floodplain regulations, including that the lowest floor of the structure is raised above the 100-year base flood elevation. This would ensure that future developments do not impede or redirect flood flows in a manner that would indirectly and adversely impact surrounding uses. Flood insurance would also be required.

The City's Municipal Code Title 18, Floodplain Management, minimizes public and private losses due to flood conditions in specific areas by restricting or prohibiting uses that result in damaging increases in flood heights or velocities. The code also requires that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction. Additionally, the General Plan Update includes policies that would reduce impacts from flooding and dam inundation: PS-2.2, PS-2.3, PS-2.4, PS-2.5, PS-2.6, and PS-2.7. With the implementation of these policies and federal, state, and local regulations, impacts would be less than significant.

Climate Action Plan

The update to City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from impeding or redirecting flood flows. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-5: The proposed project would not result in flood hazards associated with flood zones, tsunamis, or seiche zones, or due to dam inundation. [Threshold HYD-4]

General Plan

The General Plan Update includes several policies that ensure that new development minimizes potential water quality impacts during construction (Policies ER-1.2, ER-1.3, ER-7.1, IU-1.8, IU-5.7, and IU-5.8) and operation (Policies IU-5.1 through IU-5.9). Released water from a seiche would result in much smaller footprints than the dam inundation zones, and the probability of this occurring is extremely low. In the rare chance that a seiche does occur, the seiche would flow into the dam inundation zones, as illustrated on Figure 5.10-3, *Dam Inundation Zones*, on page 5.10-17 of the DEIR. As discussed in Impact 5.10-4, with the implementation of General Plan Update policies and federal, state, and local regulations, future development pursuant to the General Plan Update would not release pollutants due to inundation and seiches, and impacts would be less than significant.

The General Plan area is more than 30 miles from the Pacific Ocean and is well outside the tsunami inundation zone. No impacts would occur.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from flood hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-6: Buildout of the General Plan would not obstruct or conflict with the implementation of a water quality control plan or sustainable groundwater management plan. [Threshold HYD-5]

General Plan

Impact 5.10-1 details measures that are in place to ensure future development has a less than significant impact on surface and ground water quality. These measures also ensure that future development does not obstruct or conflict with the implementation of the Santa Ana Basin Plan or the Santa Ana Watershed Action Plan.

Impact 5.10-2 discusses the regulations that safeguard groundwater supplies and ensure sustainable groundwater management. These regulations and policies ensure that future development does not obstruct or conflict with the Corona Groundwater Management Plan. The goals and policies of the General Plan would ensure that the City would not obstruct with the implementation of the watershed action plan the Santa Ana Watershed Region of Riverside County, the Recharge Master Plan for the Temescal Basin, or the Corona Groundwater Management Plan: Goal ER-1 (policies ER-1.1 through ER-1.7), Goal ER-2 (Policies ER-2.1 through ER-2.9), Goal ER-3 (Policies ER-3.1 through ER-3.6), Goal ER-4 (Policies ER-4.1 through ER-4.5), Goal IU-1 (Policies IU-1.1 through IU-1.9), Goal IU-2 (Policies IU-2.1 through IU-2.10), Goal IU-3 (Policies IU-3.1 through IU-3.10), Goal IU-4 (Policies IU-4.1 through IU-4.7), and Goal IU-5 (IU-5.7 through IU-5.10). Therefore, the buildout of the General Plan would not obstruct or conflict with the implementation of a water quality control plan or a sustainable groundwater management plan; impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the

building density or intensity allowed by the proposed Land Use Plan. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to hydrology and water quality to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact associated with consistency with a groundwater management plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

10. Land Use and Planning

Impact 5.11-1: Project implementation would not divide an established community. [Threshold LU-1]

General Plan

The proposed General Plan Update would improve connectivity and compatibility of potential future projects with existing uses, planned uses, the natural environment, and the City's SOI. The Circulation Element of the proposed General Plan Update provides policies designed to ensure the prevention of dividing communities, as a result of the construction of new or modified roadways. Policies in the element would also highlight complete streets networks, where pedestrians and other mobility users of all ages and abilities would be accommodated safely, as well as bicycle and pedestrian networks. New development would be required to contribute to those improvements among others. The Circulation Element ensures the connectivity of active transportation routes, in order to prevent the division of established communities. The Land Use Plan would determine where growth would occur and the amount of allowable growth in Corona. Growth would occur on vacant land along the periphery, in approved specific plan areas and limited infill sites. For example, Policy CE-1.1 would limit street capacity to only serve expected demand on City streets, and CE-5.9 would create uninterrupted Class I bicycle routes through the City that connect to the Santa Ana River Trail.

The General Plan Update would not physically divide any of these communities; rather, the proposed project seeks to maintain and preserve the quality of Corona's existing communities.

Climate Action Plan

Additionally, the update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan or result in the creation of new roadways that have the potential to divide an established community. Measure 7-2 in the CAP would expand bicycle routes in the City and would help connect neighborhoods. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to land use and planning to less than significant levels. The proposed project would

have a less than significant direct, indirect, and cumulative impact from dividing an established community. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.11-2: Implementation of the proposed General Plan Update would not conflict with the Corona Municipal Airport ALUCP. [Threshold LU-2]

Support for this environmental impact conclusion is fully discussed in Section 5.11, *Land Use and Planning*, and in particular, starting on page 5.11-36 of the DEIR.

General Plan

The General Plan Update is consistent with AB 1358, the California Complete Streets Act of 2008 because Complete Streets is one of the key components proposed in the Circulation Element of the General Plan Update. The proposed project's consistency with state planning law and the California Complete Streets Act is provided in the analysis for Impacts 5.17-1 and 5.17-2, and the City's mobility and circulation plan provides for safe mobility for all users—bicyclists, pedestrians, transit riders, and motorists—appropriate to the function and context of each roadway.

The Corona General Plan Update is considered a project of regionwide significance pursuant to the criteria outlined in SCAG's Intergovernmental Review Procedures Handbook and Section 15206 of the CEQA Guidelines. The proposed project's consistency with the applicable RTP/SCS goals are shown in Table 5.11-1, *Consistency with SCAG's 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Goals*, on page 5.11-38 of the DEIR.

Airport operations and their accompanying noise and safety hazards require careful land-use planning on adjacent and nearby lands to protect the residential and business communities in Corona from the potential hazards that could be created by airport operations. ALUC review is required for adoptions of, or amendments to a General Plan or Specific Plan; zoning ordinance; Master Plan for public use airports; and heliports within the airport influence area; as well as for discretionary projects if the ALUC has not yet determined that the General Plan is consistent with the ALUCP or the local agency has overruled the ALUC (Public Utilities Code Sections 21676(b), 21676(c), 21664.5, 21661.5, and 21676.5). Table 5.11-2, *Riverside County ALUC Policies and Proposed General Plan Update Consistency*, on page 5.11-42 of the DEIR, identifies that consistencies of the proposed General Plan Update with the Riverside County ALUC policies. Since the proposed project includes an update to the City's General Plan and the City falls within the ALUCP for Corona Municipal Airport, a determination of consistency with the ALUCP by ALUC is required prior to the Corona City Council taking action on the project. As determined by ALUC at its meeting on March 12, 2020, the General Plan Update is consistent with the ALUCP. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan or interfere with the ALUCP. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to land use and planning to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from consistency with regional land use plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

11. Noise

Impact 5.13-1: see Section D. *Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.13-2: Buildout of the proposed project would not cause a substantial increase in traffic noise levels. [Threshold N-1]

General Plan

Buildout of the General Plan would result in an increase in traffic along local roadways proximate to existing sensitive receptors. Table 5.13-11, *Traffic Noise Increases Along Roadway Segments*, on page 5.13-35 of the DEIR, shows the estimated traffic noise increase along study roadway segments. The traffic noise increase is the difference between the projected future noise level and the existing noise level. A significant traffic noise impact could occur if the project would result in an increase of 3 dBA CNEL or more, which is considered a barely perceptible change in outdoor environments. As shown in Table 5.11-3, no significant traffic noise increases of 3 dBA CNEL or greater are estimated along the study roadway segments from implementation of the General Plan Update.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect the building density or intensity allowed by the proposed Land Use Plan, and would not result in new trips. Therefore, no impacts would occur.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to noise to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from traffic noise. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.13-3: see Section C. *Significant Environmental Impacts that can be Reduced to a Less Than Significant Level.*

Impact 5.13-4: The proximity of the project area to an airport or airstrip would not result in exposure of future residents and/or workers to new airport-related noise. [Threshold N-3]

General Plan

Aircraft noise in the City is typically characterized as occasional, and the majority of flights served by the Corona Municipal Airport are for recreational purposes. Existing noise contours for the Corona Municipal Airport are shown in Figure 5.13-3, *Corona Municipal Airport Noise Contours*, on page 5.13-23 of the DEIR. Pursuant to Section 21096 of the Public Resources Code, the lead agency must consider whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.

As shown in Figure 5.13-3, the airport is not a substantial source of noise because the 65 dBA noise contour does not extend past the airport boundary. Noise does not substantially affect sensitive receptors in the City because the airport is half a mile from the nearest residential neighborhood. Noise exposure areas of 55 dBA CNEL and above are largely within open space and industrial use areas immediately surrounding the airport. Policy N-4.4 would restrict development of land uses within the 65 dBA CNEL contour of the Corona Municipal Airport to industrial, agricultural, or other open space activities, and require that all development in the vicinity of the Airport comply with the noise standards in the Airport Master Plan. Therefore, impacts would be less than significant. In addition, the following General Plan policies minimize noise impacts from proximity to the Corona Municipal Airport: N-4.4 and N-4.5.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect building density or intensity allowed in the area of the Corona Municipal Airport. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to land use and planning to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from aircraft noise. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

12. Population and Housing

Impact 5.14-1: The proposed project would directly result in population growth in the City of Corona and its SOI. [Threshold P-1]

General Plan

Implementation of the proposed project would result in an increase of 11,511 housing units, 39,298 residents, 26,478,352 square feet of building space, and 31,156 jobs over approximately 20 years in the City of Corona and its SOI.

As shown in Table 5.14-8, *Proposed Housing Unit Increase in the City of Corona and SOI*, on page 5.14-10 of the DEIR, the General Plan Update would result in an increase of 5,494 residential units in the City and 6,017 units in the SOI, for a total increase of 11,511 residential units in the City and SOI. The increase in units would result in a population increase of 18,720 residents in the City and 20,578 residents in SOI, for a total increase of 39,298 people in the City and SOI. At buildout there would be 54,026 units and 184,086 people in the City and 16,913 units and 57,842 people in the SOI, for a total of 70,939 units and 241,928 people in the City and SOI. The forecast population (184,086 persons) and housing units (54,026 units) at General Plan buildout would exceed the SCAG growth projections (172,300 persons and 49,400 housing units, see Table 5.14-7, *SCAG Growth Projections for the City of Corona and Riverside County*, on page 5.14-7 of the DEIR) by 6.8 percent and 9.4 percent, respectively, for the City of Corona.

It is important to note the differences between project buildout and SCAG projections. SCAG projections are utilized in this analysis for general comparison purposes. Buildout of the City is not linked to a development timeline and is based on a reasonable worst-case buildout of the parcels in the City. The state of California has a shortage of housing. In 2019, Governor Newsom signed several bills aimed to address the need for more housing, including the Housing Crisis Act of 2019 (Senate Bill 330). The proposed project addresses the need for additional housing to accommodate population growth in the City. The Housing Element of the General Plan Update includes several policies to support a variety of housing types and densities to accommodate residents in the City. Thus, although the increases to population and housing units are greater than SCAG's regional forecasts for 2040, impacts would be less than significant with the incorporation of the Housing Element policies.

Additionally, the proposed project would also allow for 82,191,657 square feet of additional nonresidential development in the City and SOI. The development would consist of job-generating land uses, such as commercial, office, industrial, and institutional uses which are estimated to generate a total of 106,474 jobs (84,395 in the City; 22,079 in the SOI), approximately 31,156 more jobs than compared to existing conditions. This is considered a substantial increase in employment and an increase that would indirectly induce population growth. However, the forecast for employment (84,395 jobs) in the City of Corona at General Plan buildout would not exceed the SCAG growth projections (88,400 jobs); the number of jobs would be 4.5 percent less than SCAG growth projection estimates.

The General Plan would allow for up to 84,395 jobs and 54,026 residential units in the City. This would result in a jobs-housing ratio of 1.56. As shown in Table 5.14-9, *Jobs-Housing Balance at General Plan Buildout*, on page 5.14-12 of the DEIR, the City's job-housing ratio would increase from existing

conditions but would continue to be within the target ratio of 1.3 to 1.7 for every housing unit. The SOI's job-housing ratio would improve from existing conditions, 0.40, to post-2040 buildout, 1.31. The land uses in the General Plan provide opportunities for residents in the City and SOI to both live and work in the City and SOI rather than community to other areas. The Economic Development Element identifies several policies aimed at providing a work force that accommodates high-paying jobs for Corona residents. Therefore, the jobs-housing ratio in the City and SOI would continue to be balanced.

Implementation of the General Plan Update would directly induce population and employment growth in the area but would improve the jobs-housing balance in the SOI and would maintain the jobs-housing balance in the City, for an overall balanced jobs-housing ratio in the City and SOI. Furthermore, the General Plan Update accommodates future growth in the City by providing for infrastructure and public services to accommodate the project growth. Proposed policies under the General Plan Update's Community Development Element also ensure that the City provides adequate housing choices for various income levels. For example, Policies H-1.1 and H-1.2 of the Housing Element call for the improvement of housing to provide access to affordable housing to lower and moderate-income households, and the promotion of specific plans that provide a variety of housing types and densities. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The goals of the CAP include increasing energy efficiency in existing and new residential and commercial units. The CAP would meet these goals through the implementation of Measures 1.1 through 4.1. The CAP would not affect population or the number of housing units in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to population and housing to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from population and employment growth. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.14-2: Implementation of the General Plan Update would not result in displacing people and/or housing. [Threshold P-2]

General Plan

The City of Corona and its SOI are developed with a variety of land uses. The proposed General Plan Update would allow existing uses to continue and would not change land use designations, density, and intensity levels beyond that which is currently in the 2004 General Plan. Compliance with the Housing Element would facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunity

sites. According to RHNA, the City's share of regional future housing needs is 770 new units between January 1, 2014 through October 31, 2021. Under existing land use policies and approved plans, a total of 2,578 residential units can be accommodated on underutilized and vacant sites; of these units, 2,108 units qualify as feasible for the development of very low- and low-income units.

The City and SOI have approximately 59,428 housing units; the proposed General Plan update would increase the number of housing units in the City and SOI by 11,511 and the total number of housing units in the City and SOI at General Plan Update would be 70,939. Because land use designations, density, or intensity levels would be the same, and no existing uses or populations would be forced to move or be relocated as a result of project implementation; buildout of the 2004 General Plan and the proposed General Plan Update are the same. The General Plan update would accommodate 11,511 new units compared to existing conditions. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not displace people or housing. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to population and housing to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from displacing people or housing. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

13. Public Services

Impact 5.15-1: The proposed project would introduce new structures, residents, and workers into the Corona Fire Department, Riverside County, and CAL FIRE service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

General Plan

Buildout of the General Plan Update would result in 18,720 new residents and 13,423 new workers in the City of Corona and 20,578 new residents and 17,733 new workers in the SOI. The increase in residents and workers in the City of Corona and SOI would result in an increase in demand for fire services and facilities.

The Corona Fire Department has not historically met its response time goals¹ in the City's periphery areas due to the location of the fire stations. The Corona Fire Department serves as the initial attack

¹ The Corona Fire Department goals are 7 minutes and 30 seconds from 9-1-1 notification for initial attack units and 6 minutes and 25 seconds for fire and special operations (Corona 2018).

unit for fires in the City and some areas of the SOI. The Corona Fire Department does not have the command and control structure and equipment (e.g., bulldozers and tankers) to provide services for an extended attack. Therefore, anything that requires substantial resources (e.g., wildfires over 5 acres) requires effective support from the Corona Fire Department's partners (i.e., Riverside County Fire Department, CAL FIRE, and the US Forest Service).

Fire vehicles, equipment, and expansion of existing facilities is funded partially through Development Impact Fees (DIF) from new development (Section 16.23.040 of the Corona Municipal Code). Additionally, the City created a Community Facilities District (i.e., tax assessment district) to finance the costs of providing police, fire, and paramedic services for portions of the City. However, the majority of the funds for facilities, equipment, and service personnel come from the City's General Fund. Funding from property taxes, as a result of population growth, would be expected to grow roughly proportional to any increase in residential units, businesses, and/or industrial/manufacturing in Corona and its SOI. The Corona Fire Department is financially responsible for services within the LRA, which is within the City boundaries. The additional demand for fire services and protection generated within the City would be satisfied through these sources (DIF, Community Facilities District, and General Fund).

However, over 50 percent of the population and job growth associated with the General Plan update would occur in the City's SOI, which is currently designated an SRA, which means that fires in the SOI are served by the Riverside County Fire Department and are the financial responsibility of the state (i.e., CAL FIRE).

Until the unincorporated communities within the City's SOI are incorporated into the City of Corona, staffing levels for fire services in Corona would continue to be established by the Corona Fire Department, and staffing levels for fire services in the unincorporated communities would continue to be established by the Riverside County Fire Department. If the unincorporated communities were incorporated into the City of Corona, LAFCO would require a "Plan for Services" pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act). The Plan for Services must identify in detail how and when services will be provided and funded. Additionally, the areas in the SOI are at higher elevations and require additional infrastructure to get water uphill. Therefore, annexations may require additional water supply and infrastructure (pump stations) to provide a redundant water system in the event of a wildfire. According to the Corona Fire Department, because the SOI is currently within the SRA and the City does not have the facilities, equipment, and staffing to support this area. The Plan for Services for annexations would identify the recommendations for additional, equipment, and facilities to ensure the same level of service to the residents and businesses of the SOI.

The Corona Fire Department and the Riverside County Fire Department periodically review their existing resources and facilities to determine the adequacy of their fire and paramedic services. Future development projects would be reviewed by the City of Corona, Corona Fire Department, and the Riverside County Fire Department on an individual basis to ensure compliance with requirements in effect at the time building permits are issued. Future projects would also be required to comply with the adopted fire codes, building code, and nationally recognized fire and life safety standards of the State of California. As part of the 2019 Building Code adoption process, Corona Fire has amended the

Fire Code to require two points of access for all new development and for areas proposing increased residential densities.

Furthermore, policies in the Public Safety Element of the General Plan Update would ensure adequate protection of public health and safety as they relate to fire and emergency services, such as Policies PS-8.1 through PS-8.9; Policies PS-9.1 PS-9.9; and Policies PS-10.1 through PS-10.9. Funding for additional staff, equipment, and facilities would come from the City's General Funds, Community Facility District Fees, and DIF fees in order to serve the growing population or through contractual requirements with CAL FIRE established in the Plan for Services for annexations. Therefore, impacts to fire protection and emergency services and facilities would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect fire facilities or services in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to fire services to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to fire facilities and services. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-2: The proposed project would introduce new structures, residents, and workers into the Corona Police Department's service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

General Plan

Implementation of the proposed General Plan Update would introduce an additional 18,720 residents and 13,423 workers in the City of Corona, 20,578 residents and 17,733 workers in the City's SOI. Therefore, there would be an increase in demand for police services in both the City and SOI.

According to the 2017-2018 Corona Police Strategic Plan, one of the Corona Police Department's goals is to maintain adequate staffing rations, which states that a minimum of one officer per thousand residents is recommended. The proposed project would introduce a total of 39,298 residents—18,720 residents in the City and 20,578 residents in the SOI. Based on the City's service goal of one officer per 1,000 residents, the police department would need to hire an additional 19 officers to accommodate the population growth in the City of Corona² and 21 officers to accommodate the growth in the SOI,³ for a total of 40 officers. The additional officers would not be hired all at the same time, as the growth in population would occur over a period of time. Moreover, the hiring of additional officers would be

² 18,720 residents / 1,000 x 1 officer = 18.7 (19) officers

³ 20,578 residents / 1,000 x 1 officer = 20.6 (21) officers

dependent on the department's assessed needs, based primarily on the growing number of calls for serviced or decreases in average response times in the future.

Funds for additional police facilities, equipment, and officers would come from the DIF collected from new residential, commercial, and industrial/manufacturing developments. Additionally, the City created a Community Facilities District (i.e., tax assessment district) to finance the costs of providing police, fire, and paramedic services for portions of the City. However, the majority of the funds for facilities, equipment, and service personnel come from the City's General Fund. Funding from property taxes, as a result of population growth, would be expected to grow roughly proportional to any increase in residential units, businesses, and/or industrial/manufacturing in Corona and its SOI. The additional demand for police services generated within the City would be satisfied through these sources (DIF, Community Facilities District, and General Fund).

However, over 50 percent of the population and job growth associated with the General Plan Update would occur within the SOI, which is currently served by the Riverside County Sheriff's Department. Police services staffing levels in the City of Corona would continue to be established by the Corona Police Department, and the Riverside County Sheriff's Department would continue to establish staffing levels for police services in the unincorporated communities until the unincorporated communities in the SOI are incorporated into the City of Corona. The Corona Police Department would provide police services to newly incorporated areas, and LAFCO would require a "Plan for Services" pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The Plan for Services must identify in detail how and when services will be provided and funded and the recommendations for additional staff, equipment, and facilities to ensure the same level of service to the residents and businesses of the SOI for police services.

Furthermore, goals and policies in the Public Safety Element of the General Plan Update would ensure adequate protection of police services: Goal PS-5 (Policies PS-5.1 through PS-5.9), Goal PS-6 (Policies PS-6.1 through PS-6.6), and Goal PS-7 (Policies PS-7.1 through PS-7.7). As development increases in the City and SOI, the available funds from taxes, Community Facility District Fees, and DIF received from such development, and additional requirements outlined in the Plan for Services for annexations would provide the additional facilities, equipment, and officers needed to serve the growing population. Impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect police facilities or services in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to police services to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to police and emergency facilities and services. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-3: The proposed project would generate up to 7,579 additional students who would impact the school enrollment capacities of the Corona-Norco Unified School District and the Alvord Unified School District. [Threshold SS-1]

General Plan

Development in accordance with the General Plan Update would allow for up to 11,511 additional homes and 11,034 additional households, resulting in an increase of 39,298 residents in the City of Corona and its SOI. The increase in residents would also lead to an increase in the City and SOI's student population, which is primarily served by CNUSD. There is one school in the City of Corona that is served by AUSD—Promenade Elementary School.

As shown in Table 5.15-9, *General Plan Update Buildout Student Generation*, on page 5.15-44 of the DEIR, buildout of the General Plan Update would generate up to 3,917 elementary students, 1,191 middle school students, and 2,471 high school students in the City of Corona and SOI. The CNUSD would have adequate capacity for students generated by the proposed project; the remaining capacities would be able to accommodate 8,596 elementary students, 1,911 middle school students, and 222 high school students.

If and when CNUSD needs to expand and construct new facilities to accommodate the growth generated by buildout of the General Plan Update, funding for new schools would be oriented from the fee program pursuant to SB 50, and state and federal funding programs. Pursuant to Section 65996 of the Government Code, payment of school fees is deemed to provide full and complete school facilities mitigation. Additionally, funds from Measure U and Measure GG would be used by CNUSD to fund the construction of schools. Furthermore, policies in the Parks, Recreation, Cultural Arts, and Education Element of the General Plan Update would ensure adequate school services: PR-3.7, PR-3.8, and PR-3.10.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect school facilities or services in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to schools to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to school facilities and services. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.14-4: The proposed project would allow up to 39,298 residents in the General Plan Update area, increasing the service needs for the Corona Public Library, Home Gardens Branch Library, and El Cerrito Branch Library. [Threshold PS-1]

General Plan

The proposed project would allow development of up to 11,511 new homes, resulting in up to 39,298 new residents in the City and SOI.

The American Library Association does not have standards for facility size and circulation, but rather, supports local benchmarks. The California Library Association FY2015 surveys indicate that the median library was 0.45 sf/capita in size. Corona provides 0.38 sf/capita. Using benchmarks against city and county libraries across California, Corona would need to acquire 12,500 sf to meet the median benchmark. If Corona is benchmarked to the standards of Riverside County, 0.5 sf/capita, an additional 20,000 sf is needed. These figures are equivalent to two branch outlet libraries. Although the General Plan Update would result in up to 39,298 additional residents, this does not necessarily mean that there would be a significant demand for more library collection items or facility space. The General Plan Update addresses library facilities fees to ensure that adequate facilities and resources are continually available to the City's growing population. Funding for library services comes primarily from the City of Corona's General Fund and development impact fees, as well as library fines and fees collected from patrons, and state, federal, or government aid. As development occurs, the General Fund should grow proportionally with the property tax collections. Additionally, access to online resources, including eBooks and audiobooks, are available on the Corona Public Library and Riverside County Library System.

Moreover, the policies in the Parks, Recreation, Cultural Arts, and Education Element of the General Plan Update would ensure adequate library services: PR-3.1, PR-3.2, PR-3.3, PR-3.4, and PR-3.5. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 240 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect library facilities or services in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to libraries to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to library facilities and services. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

14. Recreation

Impact 5.16-1: The proposed project would generate additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

General Plan

Buildout of the proposed project would allow for the development of up to 11,511 dwelling units (5,494 units in the City and 6,017 units in the SOI), which would result in an estimated population of 39,298 residents (18,720 residents in the City and 20,578 residents in the SOI). The proposed project would increase the existing population in the City and SOI from 202,630 residents to 241,928 residents by buildout. This increase in population would increase the use of existing park and recreational facilities.

There is no state or federal statute detailing how to calculate the City's level of park service. Typically, each jurisdiction determines the appropriate park standard based on the guidance provided by Section 666477 of the California Government Code, commonly referred to as the Quimby Act. The City's park standard is 3 acres of parkland per 1,000 residents. Table 5.16-2, *Demand for Public Parks in the City and SOI at General Plan Buildout*, on page 5.16-20 of the DEIR, summarizes the availability of parkland in the City and SOI. The General Plan would result in an increase in parkland demand of 56 acres in the City and 62 acres in the SOI, for a total of 118 acres.

While there is a deficiency of parkland of approximately 330 acres, if private golf courses are excluded, golf courses are available for public use, and there is approximately 474,167 acres of natural open space in or adjacent to the City, which is more than adequate publicly available recreational land in the City and SOI. As identified in Table 5.16-2, the park needs of the additional growth would be accommodated by the existing parkland in the City and SOI. New development would be required to pay development impact fees and/or dedicate parkland or pay an in-lieu fee. The availability of new facilities would prevent the accelerated physical deterioration of existing facilities. The City also includes trails, special use and mini parks, recreational programs and amenities, and joint-use school facilities to serve the proposed residents. The General Plan Update includes policies that support a comprehensive and ample system of parks in the City including: PR-1.1, PR-1.4, PR-1.5, PR-1.7, PR-2.2, and PR-2.8.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not increase demand for recreational facilities or services in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to park facilities to less than significant levels. The proposed project would

have a less than significant direct, indirect, and cumulative impact to park facilities and services. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.16-2: Implementation of the proposed General Plan Update would not result in environmental impacts associated with new and/or expanded recreational facilities. [Threshold R-2]

General Plan

Based on the City's population growth and availability of funds, portions of undeveloped land would be improved as parks and recreational facilities to provide residents with new recreational opportunities while meeting the City's parkland standard of 3 acres per 1,000 residents. Parks are also a permitted use under other land use designations (e.g. residential land uses), which could result in the development of additional parkland opportunities outside of park-designated parcels. Development and operation of future new or expanded parks and recreational facilities may have an adverse impact on the environment. Subsequent environmental review for individual park development would be required. Potentially adverse impacts to the environment that may result from the expansion of parks and recreational facilities pursuant to buildout of the proposed land use plan would be less than significant upon the implementation of the General Plan Updates' goals and policies, and implementation actions, and existing federal, state, and local regulations. Therefore, the proposed General Plan Update would not result in significant impacts relating to new or expanded recreational facilities.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect recreational facilities or services in the City or SOI. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to park facilities to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from new or expanded recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

15. Transportation

Impact 5.17-1: The Corona General Plan is consistent with adopted programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities in the City. [Threshold T-1]

General Plan

The City of Corona General Plan includes LOS policies to provide a sustainable roadway network in the City. The traffic impact analysis includes an evaluation of how the proposed General Plan Update affects the City's roadway network, based on the City of Corona's LOS policies identified in the General Plan in Section 5.2, *Intersection Operations Analysis*, and Section 5.3, *Roadway Segment Analysis* (see Appendix M of the DEIR). However, these are not considered CEQA impacts pursuant to Section 21099(b)(2). The City's transportation network has pedestrian, bicycle, and public transit facilities to support alternative modes of transportation. Implementation of the proposed project would increase demand for public transit, bicycle, and pedestrian facilities, which would require the improvement and expansion of the circulation system. The Circulation Element includes policies that support public transit, bicycle improvements, and improvements to the pedestrian facilities by closing gaps in the network, expanding the network, and coordinating with regional agencies (see Policies CE-4.1 through CE-4.10 for transit and Policies CE-5.1 through CE-5.10 for bicycle and pedestrian facilities). These policies support the implementation of Complete Streets, through a layered network approach, consistent with the State's Complete Streets Act.

The proposed General Plan's consistency with the 2016 SCAG Regional Transportation Plan/Sustainability Community Strategy (RTP/SCS) is detailed in Section 5.11, *Land Use and Planning*, of the DEIR. The goals of the RTP/SCS focus on transit, transportation and mobility, and protection of the environment and health of residents. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. Goal 7 of the CAP directs the City to decrease GHG emissions by reducing VMT. The CAP measures would encourage use of alternative modes of transportation and overall reduce trips and associated VMT. Therefore, the City's CAP would result in beneficial impacts to traffic.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to transportation to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to programs, plans, and policies regarding transportation. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.17-2: see Section D. *Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.17-3: see Section D. *Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.17-4: Circulation improvements associated with the future development that would be accommodated by the General Plan Update would be designed to adequately address potentially hazardous conditions (sharp curves, etc.) potential conflicting uses, and emergency access. [Threshold T-3 and T-4]

General Plan

Buildout of the General Plan would involve the alteration, intensification, and redistribution of land uses in the unincorporated County. The Circulation Plan includes circulation network improvements which would be subject to review and future consideration by the City's Public Works engineering staff. An evaluation of the roadway alignments, intersection geometrics, and traffic control features would be needed. Roadway improvements would have to be made in accordance with the City's circulation plan and roadway design guidelines and meet design guidelines in the California Manual of Uniform Traffic Control Devices and the Caltrans Roadway Design Manual. The Circulation Element includes policies to improve the safety of all users of the transportation system: CE-1.4, CE-5.1, CE-5.3, CE-5.8, CE-6.5, CE-6.6, ER-12.9, LU-12.9, and LU-17.25. Therefore, the General Plan Update would not result in hazardous conditions, create conflicting uses, or cause a detriment to emergency vehicle access.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. Measures 7.1 and 7.2 of the CAP would encourage use of alternative modes of transportation and overall reduce trips and associated VMT. Therefore, implementation of the City's CAP would result in beneficial impacts to traffic.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to transportation to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from roadway hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

16. Utilities and Service Systems

Impact 5.19-1: Project-generated sewer would be adequately treated by the water reclamation serviced providers for the project. [Thresholds U-1 (part) and U-3]

General Plan

Buildout of the proposed project would involve the installation of new or expanded sewer laterals and mains in the City and SOI. Full buildout under the proposed General Plan Update is estimated to generate an increase of total sewer flows in the City and SOI by 4,058,546 GPD or 12 percent, as shown in Table 5.19-3, *General Plan Update Sewer Generation*, on page 5.19-9 of the DEIR. The 1.8 MGD (1,830,240 GPD) change in sewer flows between existing conditions, 15.2 MGD (15,270,981 GPD), and proposed conditions, 17.1 MGD (17,101,221 GPD) would not exceed the projected future capacity of the City's WRFs which has a total future treatment capacity of 18 MGD. Additionally, the City's WRFs would also have the capacity to receive portions of the proposed increase in sewer flows from the SOI.

Portions of the SOI's sewer flows to the TVWD and WRCWTP, which have capacities of 2.3 MGD and 14 MGD, respectively. Both WWTPs would be able to receive portions of the proposed 2.2 MGD (2,228,306 GPD) increase in flows spread across the SOI. HGSD has indicated that flows beyond 0.2 MGD anticipated in its service area would require consultation with HGSD staff to evaluate potential impacts, but that HGSD can accept a portion of the flow increases proposed for the SOI. Furthermore, through updating appropriate master plans, long-term capital improvement budgets, and assessment districts, TVWD would be able to receive increased in flows consistent with the buildout proposed under implementation of the proposed project. The anticipated increase under the General Plan Update are not anticipated to create any major deficiencies in sewer lines across the City and SOI. Deficient lines would be improved through developer fees for new development and redevelopment projects and capital reserves. Therefore, no impacts are anticipated from the construction or expansion of sewer facilities, or to provide capacities as a result of project implementation.

Climate Action Plan

The Update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect sewer treatment facilities or capacities. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to utilities and service systems to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to wastewater treatment facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

**Impact 5.19-2: Water supply and delivery systems are adequate to meet project requirements.
[Thresholds U-1 (part) and U-2]**

General Plan

Buildout of the proposed project would increase the population in the City and SOI by approximately 11,511 residents, and an increase of 26,476,352 square feet of non-residential uses. Specific impacts on the regional water system would be determined when the Corona Water Master Plan and respective planning documents for the SOI are updated to reflect the land uses associated with the proposed project. However, major deficiencies are not anticipated as the City has confirmed that it would have adequate capacity to accommodate the proposed increases in water demands under the proposed project. Table 5.19-9, *Proposed Water Demands*, on page 5.19-32 of the DEIR, shows the proposed water demands in the City and SOI. Water demands would increase by 5.97 MGD (5,967,182 GPD) in the City and SOI, which is an increase of 22 percent. The City has a total capacity of 35 MGD and a total imported water supply of 35.6 MGD. The proposed increase of 2.4 MGD (24,61,203 GPD) for the City and 3.5 MGD (3,465,326 GPD) can be served by the City's current water resources without the need for new or expanded entitlements. Recycled water production is estimated to increase to 7.8 percent, which is an increase of 0.88 MGD by 2040. TVWD and HGWCD receive imported water from WMWD which would be adequate supply to meet the proposed increases in demand under the buildout of the proposed project.

Individual projects would be subject to City permits, fees, and applications in order to ensure that these projects would not pose burdens on the existing infrastructure. TVMD and EVMWC would both be able to serve the increased demands through updating master plans and developer fees to accommodate for any expansions to infrastructure that may be necessary. No significant impacts would occur.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect water treatment facilities or water supplies. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to utilities and service systems to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to water supply and treatment facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-3: Existing and/or proposed storm drainage systems are adequate to serve the drainage requirements of the proposed project. [Threshold U-1]

General Plan

Portions of the City and SOI are vulnerable to flooding. To prevent and control flooding, the City prepared a Storm Drain Master Plan which provided three deficiency remedies to prevent and control

flooding. Future individual developments built according to the proposed General Plan Update would require an assessment of how the project would affect the existing and proposed storm drain system. Projects must develop a project-specific Water Quality Management Plan (WQMP) that describes the menu of BMPs chosen for the project to minimize site runoff, as well as include operation and maintenance requirements for all structural and any treatment control BMPs. Funding for drainage facilities would come from development impact fees collected under Chapter 16.23, *Development Impact Fees*, of the City's Municipal Code.

The General Plan Update includes several policies to reduce stormwater runoff and ensure sufficient infrastructure is installed in new development, such as Policy IU-5.9. Therefore, the policies of the General Plan Update, as well as the improvements recommended in the Storm Drain Master Plan Update would reduce the potential impacts of development on the drainage system.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not affect storm drainage in the City or SOI. Impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to utilities and service systems to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to stormwater facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-4: Existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations. [Thresholds U-4 and U-5]

General Plan

As shown in Table 5.19-11, *Corona Solid Waste Generation*, on page 5.19-46 of the DEIR, the General Plan Update would result in an increase of 63,900 tons per year (approximately 175 tons per day). The two landfills accepting the majority of landfilled solid waste from Corona have a total remaining capacity of 178,177,170 cubic yards, and a combined residual daily disposal capacity of 14,817 tons per day. The estimated closing dates of the landfills are 2051 and 2021. There is adequate landfill capacity in the region for solid waste that would be generated by the General Plan Update buildout. Therefore, impacts would be less than significant. Additionally, the following General Plan policies would reduce the amount of solid waste disposed on in landfills: IU-6.4, IU-6.5, and IU-6.6. Additionally, new development projects approved by the City of Corona pursuant to the General Plan Update 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*. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. Measure 8.1, *Reduce Waste to Landfills*, of the CAP aims at decreasing GHG emissions by reducing solid waste generation. Therefore, the CAP would result in beneficial impacts to solid waste disposal from efforts to reduce landfilling of solid waste.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts to utilities and service systems to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact to solid waste disposal services and facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

17. Wildfire

Impact 5.20-1: Buildout of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. [Threshold W-1]

General Plan

The City of Corona has prepared an Emergency Operation Plan (EOP) to ensure the most effective allocation of resources for the maximum benefit and protection of the civilian population in time of emergency. The City's Local Hazard Mitigation Plan (LHMP) is designed to identify local hazards and provide mitigation measures to address these hazards. Buildout of the proposed General Plan would not result in substantial changes to the circulation patterns or emergency access routes in the City of SOI identified in the City's LHMP and EOP. As stated in Chapter 5.15, *Public Services*, of the DEIR, currently the Corona Fire Department cannot meet its response time goals⁴ in the periphery. Emergency management functions are coordinated through the Emergency Management Division, under the Corona Fire Department. The Corona Fire Department works with an array of community partners, including utility service providers, schools, community organizations, residents, and other local entities. Mutual and automatic aid agreements are also maintained with numerous surrounding local, state, and federal agencies to allow for appropriate backup services in case of an emergency, disaster, or other similar event. The Corona Fire Department Structure Protection Plans (SPPs) identify the evacuation routes for the 12 areas within the urban-wildland interface. Future development would be required to comply with applicable fire and building codes. To ensure emergency services in the City and SOI are not impaired by future development, all development projects in the City and SOI are reviewed by the Corona Fire Department prior to approval. Additionally, the following policies are identified in the General Plan Update to ensure effective emergency response: PS-11.1, PS-11.2, PS-

⁴ The Corona Fire Department goals are 7 minutes and 30 seconds from 9-1-1 notification for initial attack units and 6 minutes and 25 seconds for fire and special operations

11.5, PS-11.6, PS-11.10, PS-10.11, and PS-10.12. By complying with regulations and the General Plan Update policies, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land use in the City. The CAP would not impair emergency response plans or emergency evacuation plans. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts from wildfire to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from emergency response plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-2: The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire. [Threshold W-2]

General Plan

The City of Corona and its SOI is vulnerable to and at significant risk of wildfires. Bordered by the Cleveland National Forest on the south, Chino Hills State Park on the northwest, and Gavilan Hills on the eastern front, Corona is surrounded by areas with fuel mixes that could easily ignite and encroach onto the community. During a wildfire event, people within the air basin are exposed to elevated levels of particulates. The City has approximately 9,300 housing units and 3 million square feet of office, commercial, and industrial buildings in the VHFHSZ. These include two freeways (I-15 and SR-91), electrical transmissions lines, and some public utilities. The primary assets at risk are seven water reservoirs and two radio communication towers situated within the VHFHSZ. These facilities have been hardened by undergrounding utilities, or employed other appropriate measures that protect such facilities from damage.

The City has received a grant to establish a Fire Safe Council that will cover the City's VHFHSZ. The City is preparing a Community Wildfire Planning Program (CWPP) that addresses nonconforming issues, and would reduce the existing risk from nonconforming development, through the Fire Safe Council. Development associated with buildout of the General Plan Update would result in new development within the urban-wildland interface and would place more assets in the VHFHSZ. To protect development in the VHFHSZ, the City requires adherence to a wide range of state and local codes. Development in the urban-wildland interface is required to abide by the Corona Fire Department's SPPs. With adherence to building practices and fuel modification requirements in the SPPs, development associated with the General Plan buildout would not exacerbate risk. Additionally, the General Plan Update includes the policies to minimize risk from wildfire to reduce associated poor air quality during wildfires: LU-16.7, CE-1.12, PS-8.3, PS-9.3, and PS-9.4.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not exacerbate wildfire risks. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts from wildfire to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from wildfire hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-3: The proposed project would require the installation and maintenance of associated infrastructure in areas that are undeveloped or vacant which could exacerbate fire risk or may result in temporary or ongoing impacts to the environment. [Threshold W-3]

General Plan

Buildout would result in additional infrastructure in undeveloped areas of the City and SOI in order to serve new development, some of which would be placed within the VHFHSZ. To protect development in the VHFHSZ, the City requires adherence to a wide range of state and local codes, as well as the measures in the SPPs for infrastructure within the urban-wildland interface, as well as the following General Plan Update Policies: PS-8.1 through PS-8.9, PS-9.1 through PS-9.9, and PS-10.1 through 10.9 to minimize risk from wildfire hazards. Therefore, impacts would be less than significant.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not exacerbate wildfire risks. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts from wildfire to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from infrastructure in wildfire hazard areas. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-4: The proposed project would not 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. [Threshold W-4]

General Plan

Wildfires on hillsides can create hazards in the form of debris or mud flows. Debris/mud flows occur most frequently on hillsides that have little to no vegetation and are most common following wildfires. To protect development in the VHFHSZ, the City requires adherence to a wide range of state and local codes as well as the measures in the SPPs for new infrastructure in these areas within the urban-wildland interface in order to minimize impacts to the extent possible and ensure that development within the urban-wildland interface would not expose people or structures to significant risk associated with post-fire landslides, mudflows, and flooding. With adherence to these building practices and fuel modification requirements in the SPPs, impacts associated with the General Plan buildout would not exacerbate risk.

As indicated in Section 5.10, *Hydrology and Water Quality*, of the DEIR, areas of the City adjacent to the Santa Ana River, Temescal Creek and Mabey Canyon Wash are designated as Flood Zone A, which indicates the area is within a 100-year flood zone, or inundated by one percent annual chance flooding. Portions of the City surrounding Temescal Wash, Main Street Wash, and the Arlington Channel have been designated as Flood Zone X500, which is a 500-year flood zone. The Department of Water Resources (DWR) Awareness Floodplain zones include areas identified by the State with a potential for a 100-year flood but site-specific elevations and studies have not been completed for these areas. Properties within the Awareness Floodplain may warrant further study to assess the risk of flooding. Other portions of the City are either designated as Flood Zone D, which is an area with undetermined possible flood hazards, or Zone X, which lies outside the 100-year and 500-year flood zones. New development would be required to meet federal floodplain regulations, including that the lowest floor of the structure is raised above 100-year based flood elevation. Therefore, impacts to the exposure of structures or people to flooding as a result of post-fire slope instability would be less than significant.

As indicated in Section 5.7, *Geology and Soils*, of the DEIR, marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. The terrain of the City is varied, ranging from relatively flat to hilly. Grading permits for hillside developments must have an engineering geology report prepared and submitted to the City. Therefore, impacts as a result of post-fire slope instability would be less than significant.

Climate Action Plan

The update to the City's CP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would implement the General Plan and would help reduce GHG emissions generated by existing and proposed land uses in the City. The CAP would not exacerbate wildfire risks. Therefore, impacts would be less than significant.

Finding. Compliance with existing regulatory requirements and General Plan Policies would minimize adverse impacts from wildfire to less than significant levels. The proposed project would have a less than significant direct, indirect, and cumulative impact from post-fire slope instability. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

C. FINDINGS ON SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the EIR, these impacts would be considered less than significant.

1. Air Quality

Impact 5.3-1: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.3-2: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.3-3: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.3-4: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.3-5: see Section D. *Significant and Unavoidable Significant Impacts that Cannot be Mitigated to Below the Level of Significance.*

Impact 5.3-6: Industrial land uses accommodated under the General Plan Update could create other emissions, such as those leading to objectionable odors, that would adversely affect a substantial number of people. [Threshold AQ-4]

Support for this environmental impact conclusion is fully discussed in Section 5.3, *Air Quality*, and in particular, starting on page 5.3-43 of the DEIR.

General Plan

Growth within the City and SOI under the General Plan Update could generate new sources of odors. Nuisance odors from land uses in the SoCAB are regulated under SCAQMD Rule 402, Nuisance. Industrial land uses have the potential to generate objectionable odors, however, these uses would be limited to the areas designated LI and GI which are generally in the northern areas of the City and SOI along the SR-91 corridor and along the eastern side of I-15 in the SOI. While industrial land uses associated with the General Plan Update would be required to comply with SCAQMD Rule 402, additional measures may be necessary to prevent an odor nuisance. Therefore, impacts are potentially significant.

Residential and other nonresidential, nonindustrial land uses that would be accommodated by the General Plan Update could result in the generation of odors such as exhaust from landscaping equipment and from cooking. However, unlike industrial land uses, these are not considered potential generators of odor that could affect a substantial number of people. Nuisance odors are regulated under SCAQMD Rule 402 which requires abatement of any nuisance generating a verified odor complaint. Therefore, impacts are less than significant.

During construction activities of development projects that would be accommodated by the General Plan Update, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. However, construction-related odors would be temporary and intermittent and would be confined to the immediate vicinity of the construction equipment in use. Therefore, impacts are less than significant.

Mitigation Measure:

AQ-4 Prior to discretionary approval by the City of Corona, if it is determined that a development project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared by the project applicant and submitted to the City of Corona Planning Division for review and approval. Facilities that have the potential to generate nuisance odors include, but are not limited to:

- Wastewater treatment plants
- Composting, green waste, or recycling facilities
- Fiberglass manufacturing facilities
- Painting/coating operations
- Large-capacity coffee roasters
- Food-processing facilities

The odor management plan shall demonstrate compliance with the South Coast Air Quality Management District's Rule 402 for nuisance odors. The Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (i.e., air pollution control devices) at the industrial facility. T-BACTs identified in the odor

management plan shall be identified as mitigation measures in the environmental document prepared for the development project and/or incorporated into the project's site plan.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The proposed CAP would not affect the building density or intensity allowed by the proposed land use plan and would not directly result in the generation of odors or other emission. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure AQ-4 would require an odor management plan to be prepared by the applicant and submitted to the City for review and approval if it is determined that a development project has the potential to emit nuisance odors beyond the property line. The plan would demonstrate compliance with the South Coast Air Quality Management District's Rule 402 for nuisance odors and would demonstrate the best available control levels including appropriate enforcement mechanisms.

2. Biological Resources

Impact 5.4-1: Buildout of the proposed Land Use Plan could impact sensitive species, plant and animal species known to occur in the City of Corona. [Threshold B-1]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Biological Resources*, and in particular, starting on page 5.4-50 of the DEIR.

General Plan

Several large areas of open space with biological conservation resources surround the City and SOI, including Chino Hills State Park, Cleveland National Forest, Lake Mathews Estelle Mountain Reserve, and Prado Basin which support a variety of plants and animals native to California. In addition to these permanently conserved open space areas, there is habitat in the City that supports sensitive species. A large portion of the City is highly urbanized and provides minimal habitat value for sensitive and special status species; however, much of the SOI is undeveloped and includes areas with agriculture and natural vegetation. Less-developed areas of the City and SOI that are currently open space, water features, or under agricultural use have the potential to support native species and natural communities; urbanized areas typically do not have the potential to support biological resources.

Future development in accordance with the proposed land use plan may replace existing vacant or undeveloped lands in the City and SOI with developed land uses or redevelop existing uses. The General Plan Update allows for development on vacant urban land and agricultural land which could potentially include sensitive biological resources in the City and SOI. Buildout of the City and SOI in accordance with the General Plan Update could impact sensitive natural communities, sensitive plants, and sensitive animal species in the City. Local, state, and federal agencies regulate sensitive biological resources and require an assessment of their presence or potential presence in the project vicinity prior to the approval and construction of a proposed development project. These assessments would be conducted for all sensitive vegetation communities and special status species that have the potential to occur within or immediately adjacent to a proposed development project site under the General Plan Update. The General Plan Environmental Resources Element includes goals and policies to reduce impacts to Corona's diverse biological resources including Policies ER-6.1 through ER-6.4. Additionally, the City is a participant of the Western Riverside MSHCP which provides a framework for the USFWS and CDFW to grant take authorization for species covered by the MSHCP that are FESA and/or CESA listed as threatened or endangered. In addition to the MSHCP, there is a long-term HCP for Stephens' kangaroo rat which is administered by the Riverside County Habitat Conservation Agency. The Stephens' kangaroo rat HCP still provides take authorization for Stephens' kangaroo rat within its boundaries; projects in the eastern and southern portions of the City and SOI would also comply with the HCP for Stephen's kangaroo rat.

While adherence to the MSHCP, Stephen's Kangaroo Rat HCP, and the City's policies protecting biological resources would assist in reducing impacts under the CESA and FESA, future development projects would require more detailed evaluations of biological resources and formulation of mitigation measures, if needed, by a qualified biologist.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

BIO-1 Applicants for future development projects shall include a biological resources survey. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:

- An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.
- A review of current land use and land ownership within the proposed development project vicinity.
- An assessment and mapping of vegetation communities present within the proposed development project vicinity.
- An evaluation of potential local and regional wildlife movement corridors.
- A general assessment of potential jurisdictional areas, including wetlands and riparian habitats.

Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during nondrought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods and membership rules according to *A Manual of California Vegetation*, 2nd edition (2009).

Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions.

Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.

Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.

- BIO-2 If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.

- BIO-3 If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.
- BIO-4 If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect biological resources in the City or SOI. Impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure BIO-1 would require that applicants of future development include a biological resources survey which would include a habitat assessment, focused surveys, preconstruction surveys, and biological resources report if the proposed project site supports vegetation communities that provide habitat for plant/wildlife species, if one or more special status species has the potential to occur within the project area, if construction activities are not initiated immediately after focused surveys have been completed, and to present the results of the biological survey for the proposed development projects. Mitigation Measure BIO-2 would require that construction limits be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible if sensitive biological resources are identified within or adjacent to the proposed development project area. Mitigation Measure BIO-3 would require a project-specific contractor training program be developed and implemented to educate project contractors on sensitive biological resources within and adjacent to the proposed development area if sensitive biological resources are known to occur within or adjacent to the proposed development area. Mitigation Measure BIO-4 would require a qualified biological monitor be present during portions or all of the construction activities to ensure

impacts to sensitive biological resources are avoided or minimized to the extent feasible, if biological resources are present within or adjacent to the proposed development project area.

Impact 5.4-2: Implementation of the proposed General Plan Update could impact sensitive natural communities, including wetlands and riparian habitat. [Threshold B-2 (part)]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Biological Resources*, and in particular, starting on page 5.4-54 of the DEIR.

General Plan

There are several ephemeral washes that traverse the City and SOI. In addition, artificial (created) lakes and ponds are present at Lake Temescal, Border Lake, and at the City's golf courses. Wetlands and riparian habitats within the undisturbed habitat may include freshwater lakes/ponds, creeks, washes, aquifers, and other blue-line streams, which may support biological resources, including riparian vegetation and associated wildlife species. A CNDDDB query identified 12 special species natural communities that occur within the study area; six sensitive habitats have CNDDDB records within the City and SOI. All of the sensitive communities documented in the study area are associated with ephemeral or perennial water features, such as streams and washes. The goals and policies in the Environmental Resources Element would help conserve, protect, and manage Corona's biological resources, including natural and open space areas, habitats, hillsides, and wildlife. Specifically, Policy ER-9.2 would ensure that the City conserves existing wetlands and wetland functions.

However, the implementation of the General Plan policies would not completely avoid impacts on wetlands and riparian resources. Future site-specific projects built in accordance with the General Plan Update could potentially impact these sensitive riparian habitats and may be required to create or restore on-site or off-site habitat as a condition of allowing impacts to sensitive species.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

- BIO-1 Applicants for future development projects shall include a biological resources survey. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:
- An analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.
 - A review of current land use and land ownership within the proposed development project vicinity.
 - An assessment and mapping of vegetation communities present within the proposed development project vicinity.
 - An evaluation of potential local and regional wildlife movement corridors.

- A general assessment of potential jurisdictional areas, including wetlands and riparian habitats.

Habitat Assessment. If the proposed development project site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. If feasible, the habitat assessment should be conducted during nondrought years. Vegetation communities should be classified and mapped to the alliance or association level using classification methods and membership rules according to *A Manual of California Vegetation*, 2nd edition (2009).

Focused Surveys. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals in each special status plant population shall be provided as counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage, such as seedlings vs. reproductive individuals, should be provided. If feasible, images of the target species and representative habitats should be included to support information and descriptions.

Preconstruction Surveys. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.

Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.

- BIO-2 If sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.

- BIO-3 If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.
- BIO-4 If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The CAP would not affect biological resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure BIO-1 would require that applicants of future development include a biological resources survey which would include a habitat assessment, focused surveys, preconstruction surveys, and biological resources report if the proposed project site supports vegetation communities that provide habitat for plant/wildlife species, if one or more special status species has the potential to occur within the project area, if construction activities are not initiated immediately after focused surveys have been completed, and to present the results of the biological survey for the proposed development projects. Mitigation Measure BIO-2 would require that construction limits be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible if sensitive biological resources are identified within or adjacent to the proposed development project area. Mitigation Measure BIO-3 would require a project-specific contractor training program be developed and implemented to educate project contractors on sensitive biological resources within and adjacent to the proposed development area if sensitive biological resources are known to occur within or adjacent to the proposed development area. Mitigation Measure BIO-4 would require a qualified biological monitor be present during portions or all of the construction activities to ensure

impacts to sensitive biological resources are avoided or minimized to the extent feasible, if biological resources are present within or adjacent to the proposed development project area.

Impact 5.4-3: Buildout of the proposed project could impact undetermined amounts of wetlands and jurisdictional waters regulated by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Santa Ana Regional Water Quality Control Board. [Thresholds B-2 (part) and B-3]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Biological Resources*, and in particular, starting on page 5.4-55 of the DEIR.

General Plan

Development in accordance with the General Plan Update could impact waters and wetlands jurisdictional to the CDFW, Corps, and Santa Ana RWQCB. Waters of the United States are jurisdictional to the Corps; Waters of the State are jurisdictional to the Santa Ana RWQCB and the CDFW; and wetlands meeting certain criteria are jurisdictional to the Corps and/or the CDFW. The City has a number of potential wetlands and riparian habitats that may be regulated by the Corps, CDFW, and/or Santa Ana RWQCB pursuant to several federal and state regulations. The proposed Environmental Resources Element includes goals and policies that minimize potential impacts to jurisdictional waters and wetlands for future development within Corona including Policies ER-5.1 through ER-5.5, and ER-9.2.

Future development in accordance with the proposed General Plan Update could impact jurisdictional waters and/or wetlands directly or indirectly. Therefore, a more site-specific biological assessment would be required to protect waters onsite. A jurisdictional delineation may also be required by CDFW if there is potential riparian habitat onsite.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

BIO-5 The City of Corona shall require applicants of development project that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 USACE *Wetland Delineation Manual* and the *Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region* (USACE 2008) to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.

Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish

and Wildlife, and/or Santa Ana Regional Water Quality Control Board. The regulatory agency authorization(s) would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The CAP would not affect biological resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure BIO-5 would require that applicants of development projects that have the potential to affect jurisdictional resources contract with a qualified biologist to conduct a jurisdictional delineation. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter, shall obtain permits and authorizations from the Army Corps of Engineers, California Department of Fish and Wildlife, and/or Santa Ana Regional Water Quality Control Board.

Impact 5.4-4: Development pursuant to the proposed General Plan Update could adversely impact wildlife movement in the Bedford Wash to Lake Mathews Estelle Mountain Reserve Corridor. [Threshold B-4 (part)]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Biological Resources*, and in particular, starting on page 5.4-56 of the DEIR.

General Plan

The primary wildlife movement and migratory corridors are features that link large areas of open space. There are large areas of open space around the City and SOI, including the Chino Hills State Park, Cleveland National Forest, Prado Basin, and the Lake Mathews Area. The City is developed with minimal opportunities for wildlife movement through the City; however, the SOI has significantly more open space area suitable for wildlife habitat. The MSHCP describes potential wildlife linkages in the City as follows: Temescal Canyon Area Plan, Subunit 1 (Santa Ana River to Santa Ana Mountains) and Subunit 2 (Prado Basin); Temescal Canyon Area Plan, Subunit 3 (Temescal Wash West); Temescal

Canyon Area Plan, Subunit 4 (La Sierra Hills/Lake Mathews-West); and Temescal Canyon Area Plan, Subunit 5 (Temescal/Santa Ana Mountains). In addition to these linkages identified in the MSHCP, open space areas within the built environment of the City and SOI provide refuge for some wildlife species, particularly birds and small animals. Golf courses, parks, cemeteries, orchards, and other types of agricultural land uses may offer some habitat value. However, the most prominent features that may provide valuable habitat linkage in the City and SOI are the Bedford Wash and the Temescal Canyon Wash which connect the Cleveland National Forest and the Lake Mathews Estelle Mountain Reserve.

Future development in accordance with the proposed General Plan Update could disrupt these wildlife linkages. Future development such as large, planned residential communities, business parks, or major roadways may obstruct existing local wildlife linkages. The Environmental Resources Element identifies several policies to reduce impacts to wildlife movement including Policies ER-4.2, ER-4.3, ER-6.2, and ER-6.5. Despite adherence to the General Plan policies, development in the City could still interfere with the regional and local wildlife movement connections.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

BIO-6 The City of Corona shall require a habitat connectivity/wildlife corridor evaluation for future development projects that may impact existing connectivity areas and wildlife linkages identified in Figure 5.4-7, *Potential Wildlife Movement Corridors*, of the Draft EIR, which includes the Bedford Wash to Lake Mathews Estelle Mountain Reserve Corridor. The results of the evaluation shall be incorporated into the project's biological report required under Mitigation Measure BIO-1. The evaluation shall also identify project design features that would reduce potential impacts and maintain habitat and wildlife movement. To this end, the City shall incorporate the following measures, to the extent practicable, for projects impacting wildlife movement corridors:

- Conduct a habitat connectivity/wildlife corridor evaluation for future development projects.
- Adhere to low density zoning standards.
- Encourage clustering of development.
- Avoid known sensitive biological resources.
- Provide shielded lighting adjacent to sensitive habitat areas.
- Encourage development plans that maximize wildlife movement.
- Provide buffers between development and wetland/riparian areas.
- Protect wetland/riparian areas through regulatory agency permitting process.
- Encourage wildlife-passable fence designs (e.g., 3-strand barbless wire fence) on property boundaries.

- Encourage preservation of native habitat on the undeveloped remainder of developed parcels.
- Minimize road/driveway development to help prevent loss of habitat due to roadkill and habitat loss.
- Use native, drought-resistant plant species in landscape design.
- Encourage participation in local/regional recreational trail design efforts.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The CAP would not affect biological resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure BIO-6 would require a habitat connectivity/wildlife corridor evaluation for future development projects that may impact existing connectivity areas and wildlife linkages identified in Figure 5.4-7, *Potential Wildlife Movement Corridors*, of the DEIR. The results of the evaluation should be incorporated into the project's biological report under Mitigation Measure BIO-1.

Impact 5.4-5: Migratory birds known to occur within the City of Corona and SOI would be protected under the Migratory Bird Treaty Act. [Threshold B-4 (part)]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Biological Resources*, and in particular, starting on page 5.4-59 of the DEIR.

General Plan

A number of migratory bird species are known to occur within the City; buildout of the proposed project could impact these migratory birds through future development and removal of vegetation that could be used for nesting. The Migratory Bird Treaty Act administered by the USFWS governs taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. California law, particularly relevant statutes in the Fish and Game Code (FGC) provide protections for birds and their active nests. Additional mitigation requiring preconstruction general nesting bird surveys is provided to ensure that active nests and suitable nesting habitats are not impacted during the general avian breeding season.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

- BIO-7 The City of Corona shall require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacted by active construction during general avian breeding season (February 1 through August 31). The preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of avian species covered by the Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Based on the discretion of the qualified biologist, the 300-foot buffer may be expanded as appropriate to the species.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve 2030 and 2040 reduction goals. The CAP would not affect biological resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure BIO-7 would require applicants for future development projects to contract with a qualified biologist to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be impacts by active construction during general avian breeding season (February 1 through August 31). As indicated in Mitigation Measure BIO-7, the preconstruction surveys shall be conducted no more than 7 days prior to initiation of construction, and if no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary.

3. Cultural Resources

Impact 5.5-2: Future development in the City that would be accommodated by the General Plan Update could impact known and unknown archaeological resource. [Threshold C-2]

Support for this environmental impact conclusion is fully discussed in Section 5.5, *Cultural Resources*, and in particular, starting on page 5.5-35 of the DEIR.

General Plan

Adoption of the General Plan Update in itself would not directly affect archaeological resources. Long-term implementation of the General Plan Update land use plan could allow development including grading of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than the past could potentially cause the disturbance of archaeological resources. Archaeological sites are protected by a wide variety of state policies and regulations enumerated under the California Public Resource Code. Cultural resources are recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. Under the Historic Resources Element, the General Plan Update would also implement the policies to reduce impacts of potential development on cultural resources, such as the following policies: HR-1.6, HR-3.1, HR-3.2, HR-3.3, HR-3.4, HR-3.5, HR-5.41, and HR-5.2. Long-term implementation of the General Plan Update could allow development including grading of unknown sensitive areas which could impact archaeological resources.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

- CUL-5 To determine the archaeological sensitivity for discretionary projects within the City, an archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.
- a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant

or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (1990) and *Guidelines for Archaeological Research Designs* (1991).

- b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.
- c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect archeological sites resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure CUL-5 requires an archaeological resources assessment be performed under the supervision of an archaeologist to determine the archaeological sensitivity for discretionary projects within the City.

4. Geology and Soils

Impact 5.7-5: Future development in the City and SOI that would be accommodated by the General Plan Update could impact known and unknown paleontological resources. [Threshold G-6]

Support for this environmental impact conclusion is fully discussed in Section 5.7, *Geology and Soils*, and in particular, starting on page 5.7-32 of the DEIR.

General Plan

Paleontological resources are recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. Adoption of the General Plan Update in itself would not directly affect paleontological resources. Long-term implementation of the General Plan Update land use plan could allow development including grading, of known and unknown sensitive areas, which could potentially cause the disturbance of paleontological resources.

Long-term implementation of the General Plan Update could allow development, including grading, on portions of the City and SOI with sensitivity to paleontological resources. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development could potentially unearth previously unknown/unrecorded paleontological resources. The General Plan includes the following policies that have the potential to reduce impacts of potential development on paleontological resources: HR-3.2, HR-3.6, and HR-3.7. Before any development or redevelopment activities can occur in the City, they must be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Mitigation Measure:

The following mitigation measure was included in the DEIR and the FEIR, and is applicable to the proposed project. The measure as provided include any revisions incorporated in the FEIR.

GEO-1 High and Low-to-High Sensitivity. In areas designated as having “high” or “low-to-high” sensitivity for paleontological resources, the project applicant shall be required to

submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Corona's Community Development Department prior to approval of a grading permit.

- GEO-2 **High Sensitivity.** Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis, under the supervision of the Qualified Paleontologist. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.
- GEO-3 **Low-to-High Sensitivity.** Projects involving ground disturbance in previously undisturbed areas mapped with "low-to-high" paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the Qualified Paleontologist in the Paleontological Resources Monitoring and Mitigation Plan (PRMMP).
- GEO-4 **Low Sensitivity.** Projects involving ground disturbance in previously undisturbed areas mapped as having "low" paleontological sensitivity shall incorporate worker training to make construction workers aware that, although paleontological sensitivity is low, fossils might still be encountered. The Qualified Paleontologist shall oversee this training as well as remain on call in the event fossils are found.
- GEO-5 **Unknown Sensitivity.** Projects involving ground disturbance in previously undisturbed areas mapped as having "unknown" paleontological sensitivity shall retain a Qualified Paleontologist to conduct a field survey of the project area to determine the sensitivity of the geologic units, after which the relevant mitigation measures (GEO-1 through GEO-4) shall be applied.
- GEO-6 **All Projects.** In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation

facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect paleontological resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the project applicant to submit a Paleontological Resources Monitoring and Mitigation Plan which would be prepared by a qualified paleontologist. The Plan would address specific of monitoring and mitigation based on the project area. Mitigation Measure GEO-2 would require that undisturbed areas mapped as having high paleontological sensitivity be monitored by a qualified paleontological monitor, and the monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find. Mitigation Measure GEO-3 requires that projects involving ground disturbing activities in previously undisturbed areas mapped with low-to-high paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. Mitigation Measure GEO-4 requires that projects involving ground disturbance in previously undisturbed areas mapped as having low paleontological sensitivity shall incorporate worker training to make construction workers aware that fossils may be encountered. Mitigation Measure GEO-5 requires that project involving ground disturbing activities in previously undisturbed areas mapped as having unknown paleontological sensitivity shall retain a qualified paleontologist to conduct a field survey of the project area to determine the sensitivity of the geologic units. Mitigation Measure GEO-6 indicates that in the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility, such as the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.

5. Noise

Impact 5.13-3: Construction activities associated with buildout of the proposed project may expose sensitive uses to strong levels of groundborne vibration. [Threshold N-2]

Support for this environmental impact conclusion is fully discussed in Section 5.13, *Noise*, and in particular, starting on page 5.13-36 of the DEIR.

General Plan

Construction activity associated with buildout of the General Plan would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. Vibration from construction activities rarely reaches the levels that can damage structures, but can achieve the audible and perceptible ranges in buildings close to the construction site.

Vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the City criteria for human annoyance of 94 VdB and FTA architectural damage thresholds shown in Table 5.13-9, *Groundborne Vibration Criteria: Architectural Damage*, on page 5.13-26 of the DEIR. Construction details and equipment for future project-level developments under the proposed project are not known at this time, but may cause vibration impacts.

Commercial and industrial operations allowed under the General Plan Update would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Such equipment-generated vibrations would spread through the ground and diminish with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels to slight structural damage at the highest levels.

The City of Corona Municipal Code Section 17.84.050 prohibits any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. The proposed General Plan Update would not result in operational phase vibration impacts.

Mitigation Measure:

The following mitigation measures were included in the DEIR and the FEIR, and are applicable to the proposed project. The measures as provided include any revisions incorporated in the FEIR.

- N-2 Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of nonengineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster), or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to

assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry), or the City threshold of 0.05 in/sec RMS (94 VdB). If vibration levels would exceed this threshold, alternative uses such as static rollers and drilling piles as opposed to pile driving shall be used.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. Home energy retrofit projects may require construction activities, however, these activities would not require use of heavy construction equipment and would not generally result in vibration levels that exceed the City's or FTA criteria.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure N-2 requires the project applicant to prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to construction requiring pile driving to ensure that vibration levels shall not exceed FTA architectural damage thresholds or the City's threshold.

6. Tribal Cultural Resources

Impact 5.18-1: The project could impact tribal cultural resources within the project area. [Threshold TCR-1]

Support for this environmental impact conclusion is fully discussed in Section 5.18, *Tribal Cultural Resources*, and in particular, starting on page 5.18-8 of the DEIR.

General Plan

Chapter 5.5, *Cultural Resources*, of the DEIR identifies the 70 previously recorded resources within the City and 86 resources in the SOI. The NAHC identified potential sites recorded in the project area that could be impacted by the proposed project and suggested contacting the Gabrieleno/Tongva Band of Mission Indians, the Juaneno Band of Mission Indians-Acjachemen Nation, and the Pechanga Band of Luiseno Indians for additional information. The NAHC also provided a list of 31 Native American groups and individuals who may have knowledge of tribal cultural resources in the project area. In

accordance with AB52 and SB 18 requirements, the City formally invited tribes to consult with the City on the General Plan Update. The Soboba Band of Luiseno Indians requested formal consultation and requested mitigation related to archaeological monitoring, treatment and disposition of cultural resources, and discovery of human remains; the Gabrieleno Band of Mission Indians – Kizh Nation requested formal consultation and the tribe provided education materials disabusing the City of the use of the term “Tongva” and mitigation for the treatment of tribal cultural resources; the Pechanga Band of Luiseno Indians requested formal consultation and the tribe requested the draft goals and policies related to tribal cultural resources; the Agua Caliente Band of Cahuilla Indians deferred to other tribes in the area as the City is not within the tribe’s traditional use area; and the Augustine Band of Cahuilla Indians stated that they are unaware of specific cultural resources within the plan area and the tribe encouraged the City to contract with a Native American monitor to be present during preconstruction and construction phases.

Future development as a result of the implementation of the General Plan Update could include grading in portions of the City and SOI with sensitivity to tribal cultural resources. The General Plan Update includes policies that have the potential to reduce impacts of potential development on tribal cultural resources such as HR-3.3 and HR-3.5. While policies in the General Plan Update would minimize impacts to tribal cultural resources from new development and/or redevelopment, ground-disturbing activities have the potential to impact tribal cultural resources in the City and SOI.

Mitigation Measure:

The following mitigation measures were included in the DEIR and the FEIR, and are applicable to the proposed project. The measures as provided include any revisions incorporated in the FEIR.

CUL-5 To determine the archaeological sensitivity for discretionary projects within the City, an archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior’s Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include a California Historical Resources Information System (CHRIS) records search and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.

- a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by

a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (1990) and *Guidelines for Archaeological Research Designs* (1991).

- b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.
- c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

TCR-1 **Tribal Cultural Resources Monitoring.** The project archaeologist, in consultation with interested tribes, the developer and the City of Corona, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

- 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;
- 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal

Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project);

3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

At least 30-days prior to application for a grading permit and before any brush clearance, grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

Pursuant to the AMP, a tribal monitor from the consulting tribe (e.g., Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians, or Gabrieleño Band of Mission Indians – Kizh Nation) shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.

TCR-2 **Treatment and Disposition of Cultural Resources.** In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Corona with evidence of same:
 - a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include

measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;

- b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation;
- c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default;
- d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.

TCR-3 During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.

Climate Action Plan

The update to the City's CAP focuses on GHG reduction strategies to achieve the 2030 and 2040 reduction goals. The CAP would not affect tribal cultural resources in the City or SOI. Therefore, impacts would be less than significant.

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City of Corona hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measures CUL-5, TCR-1, TCR-2, and TCR-3 would reduce potential impacts associated with tribal cultural resources to a level that is less than significant. Mitigation Measure TCR-1 would require the development of an Archaeological Monitoring Plan (AMP) by the project archeologist, TCR-2 would require temporary curation and storage and treatment and final disposition if tribal cultural resources are inadvertently discovered during ground disturbing activities, and TCR-3 requires that the project applicant allow additional archaeological monitors of Native American tribes onsite during construction activities. Mitigation Measure CUL-5 requires an archaeological resources assessment be performed under the supervision of an archaeologist to determine the archaeological sensitivity for discretionary projects within the City.

D. SIGNIFICANT AND UNAVOIDABLE SIGNIFICANT IMPACTS THAT CANNOT BE MITIGATED TO BELOW THE LEVEL OF SIGNIFICANCE

The following summary describes the unavoidable adverse impact of the proposed project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impact would remain significant and unavoidable:

1. Agriculture and Forestry Resources

Impact 5.2-1: Development of the proposed project would convert 7,591 acres of Farmland in the City and SOI to nonagricultural use. [Thresholds AG-1 and AG-5 (part)]

Support for this environmental impact conclusion is fully discussed in Section 5.2, *Agriculture and Forestry Resources*, and in particular, starting on page 5.2-10 of the DEIR.

General Plan

The City and SOI contain Farmland that would be converted to nonagricultural use through buildout of the General Plan Update. All of these lands are either adjacent to or completely surrounded by urban development. A total of 7,591 acres, or 88 percent, of farmland in the City and SOI would be converted to non-agricultural uses. The current land use plan designates some of these areas as Estate Residential (ER), Agriculture (AG), Low Density Residential (LDR), Office Professional (OP), and Light Industrial (LI). However, agricultural uses would continue to be permitted on these land designations which permits agricultural uses. Although the proposed General Plan Update would not change the land use designations, density, or intensity levels beyond which is currently within the 2004 General Plan, development of the General Plan Update would convert farmland which have non-agricultural land use designations to non-agricultural use.

Mitigation Measures

In compliance with CEQA, “each public agency shall mitigate or avoid the significant effects on the environment of any project it carries out or approves whenever it is feasible to do so” (Public Resources Code, Section 21002.1[b]). The term “feasible” is defined in CEQA to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors” (Public Resources Code, Section 21061.1). The following measures were considered and rejected

- *Retention of On-Site Agricultural Uses.* Currently, there are approximately 7,591 acres of Farmland in the City and SOI that would be converted to non-agricultural uses. Further plans to conserve agricultural land within the City would be infeasible because they would not be consistent with the City’s goals for housing and jobs and because it would place farmland near incompatible land uses. This would create islands of agricultural uses within an urbanized setting, potentially resulting in incompatible land uses. The City’s policy towards the long-term maintenance of agriculture can also be seen from the land use designations proposed, none of which would solely allow agriculture permanently. Thus, there are policy-based reasons for finding onsite mitigation to be infeasible. Additionally, the economic viability of agricultural use in Riverside County has declined as a result of losing many of the support services associated with the agricultural industry. Ultimately, the long-term viability of agriculture within the City is limited due to the increasing land prices and values, higher water costs, higher labor costs, higher property taxes, competition from other parts of the state, and the growing urbanization of the area. These factors make the long-term, permanent use of lands within the City for agricultural purposes economically infeasible.
- *Establishment of Conservation Easement or Preserves or Payment into an Agricultural Mitigation Bank.* Since the majority of the City is being developed, the agriculture allowed in conservation easements or preserves would have to be limited to types of agriculture that do not impact neighboring communities and residents since agricultural use carries its own adverse environmental effects, such as the creation of dust, odors, pesticide use and machinery noise. In the last century agricultural land within Riverside County has diminished as development pressures in areas near urban centers, such as the City of Corona, have resulted in an increase in land value that makes continued agricultural use cost prohibitive. Moreover, agricultural conservation easements would not actually affect the amount of farmland permanently lost. Likewise, payment of fees into a mitigation bank would not actually avoid or reduce the conversion of farmland resulting from development under the proposed General Plan. For these reasons, the establishment of conservation easements or preserves is not deemed to be feasible or effective mitigation.

Payment in Lieu or Transfer of Development Rights. Transferring development rights would involve the purchasing of the right to develop land from a currently undeveloped piece of land and transferring those rights to farmland within the City. Thus, this option is also infeasible because there would still be a net loss of Farmland (i.e., the Farmland preserved would still likely be preserved anyhow). Even if Farmland would be preserved elsewhere in Riverside County, the Important Farmland in the City would be developed, resulting in a net loss of Farmland. Therefore, for these reasons outlined above

and in this paragraph, it would not prevent significant impacts from occurring in City and would not be an effective CEQA mitigation measure, nor is this mitigation measure feasible from an economic perspective within this region

Climate Action Plan

The update to the City's CAP focuses on GHG reduction targets to achieve the 2030 and 2040 reduction goals. The CAP would not affect the building intensity or density allowed by the proposed Land Use Plan. The CAP would not convert farmland to non-agricultural uses.

Finding

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the DEIR. These changes are identified in the form of the mitigation measure above. The City hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR, as discussed in Section IV of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.2-2:	Development of the proposed project in the SOI would convert Williamson Act contract land to non-agricultural use. [Threshold AG-2]
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Support for this environmental impact conclusion is fully discussed in Section 5.2, *Agriculture and Forestry Resources*, and in particular, starting on page 5.2-11 of the DEIR.

General Plan

Williamson Act establishes a mechanism for saving agricultural land by allowing counties to create agricultural preserves and then to enter into contracts with landowners within those preserves. A Williamson Act contract obligates the landowner to maintain the land as agricultural for 10 or more years, with resulting tax benefits. There are several methods to terminate a Williamson Act contract, including nonrenewal and cancellation. On February 22, 2006, the Williamson Act contract for a preserve in the City was terminated, and there are currently no Williamson Act contracts in the City. Of the 331 acres of agricultural preserves in the SOI, 8 acres, or approximately 2.4 percent, would be lost to development upon implementation of the General Plan Update and 323 acres of agricultural preserves in the SOI would remain.