



NOTICE OF DETERMINATION

<p>TO:</p> <p><input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk, County of Riverside 4080 Lemon Street, Riverside, CA 92501</p>	<p>FROM:</p> <p>City of Corona 400 S. Vicentia Avenue, Corona, CA 92882</p> <p>Contact: Joanne Coletta, Planning and Development Director; joanne.coletta@coronaca.gov Phone: (951) 736-2434</p>
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<p>TO:</p>	<p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044</p> <p>Sent via state.clearinghouse@opr.ca.gov (overnight or hand delivery)</p> <p><input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814</p>	<p>Lead Agency (if different from above)</p> <p>Address:</p> <p>Contact:</p> <p>Phone:</p>
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

<p>State Clearinghouse Number (If submitted to SCH): 2018081039 & 97071021</p>
<p>Project Title: Downtown Corona Revitalization Specific Plan Amendment (SPA2024-0002)</p>
<p>Project Applicant: City of Corona Planning Division 400 South Vicentia Avenue, Suite 320 Corona, California 92882</p>
<p>Specific Project Location: Generally located at the intersection of Sixth Street and Main Street within the circle of Grand Boulevard, and along Sixth Street from Lincoln Avenue on the west to the Temescal Wash on the east and along Main Street from the Grand Boulevard Circle, slightly north of the Riverside Freeway, to West Burr Street to the south.</p>
<p>General Project Location (City and/or County): City of Corona, County of Riverside</p>
<p>Project Description: Amendment to the Downtown Corona Revitalization Specific Plan (SP98-01) to comprehensively amend the development standards, design guidelines, and public streetscapes for the Downtown District and other commercial and business park districts of the specific plan; expand the boundary of the specific plan, south of the southerly portion of Grand Boulevard, to include additional residential properties according to the existing residential density of the General Plan; update outdated information and update the appearance and graphics of the specific plan document.</p>

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on December 4, 2024, and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/>	The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment. The project has been evaluated in an Addendum to the General Plan Environmental Impact Report previously certified on June 3, 2020 (SCH #2018081039) and Downtown Corona Specific Plan Final Program EIR (SCH# 97071021) previously certified in June 1998 and no new or substantially more severe significant impacts will result from the proposed project.
2.	<input type="checkbox"/>	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.
3.	<input checked="" type="checkbox"/>	An Addendum to the EIR concluded that none of the conditions exist that call for the preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15164 as the project does not result in any new or substantially more impacts from that evaluated under the previously certified EIRs for the Corona General Plan Update and Downtown Corona Specific Plan.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
4.	<input checked="" type="checkbox"/>	Mitigation measures were previously made a condition of the approval of the project in the certified EIR.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
5.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was previously adopted for this project in the certified EIR.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
6.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was previously adopted for this project with the certified EIR.
	<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
7.	<input checked="" type="checkbox"/>	Findings were previously made pursuant to the provisions of CEQA for the previously certified EIR.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Addendum to the General Plan EIR and Downtown Specific Plan Final EIR is available to the General Public at:		
	Custodian: Sylvia Edwards, City Clerk	Location: Corona City Hall, City Clerk's Office 400 S. Vicentia Avenue, Corona, CA 92882 And at: www.CoronaCA.gov Environmental CEQA Documents City of Corona

Date Received for filing: 12/23/2024

DocuSigned by:
Kristian Duarte
Signature: 066A3944B4E4424...
Sylvia Edwards, City Clerk

INITIAL STUDY

**Downtown Revitalization Specific Plan Update
(SPU)**

City of Corona

Prepared for:

City of Corona
Planning and Development
400 S. Vicentia Ave, Suite 120
Corona, CA 92880

October 30, 2024

Prepared by:

Interwest Consulting Group
1 Jenner, Suite 160,
Irvine, CA 92618



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1. INTRODUCTION

This Initial Study (IS) evaluates potential environmental effects associated with the proposed Downtown Revitalization Specific Plan Update (SPU) (“the Project”).

The Project is subject to the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 et seq.) as implemented by the City of Corona (City) as the Lead Agency.

CEQA was enacted with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons for a project approval when significant environmental effects are anticipated.

An IS is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the IS concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared.

Based on the analysis provided within this IS, the City has concluded that the Project does not include substantial changes to the project analyzed under the 2019 Corona General Plan Technical Update Draft Environmental Impact Report (SCH No. 2018081039), and the 1998 Corona Redevelopment/Downtown Specific Plan Final Program Environmental Impact Report (SCH No. 97071021), and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR has occurred. Therefore, the City, as CEQA Lead Agency may approve this IS as an Addendum to the 1998 Corona Redevelopment/Downtown Specific Plan Final Program Environmental Impact Report (SCH No. 97071021), and 2019 Corona General Plan Technical Update Draft Environmental Impact Report (SCH No. 2018081039) in compliance with CEQA Guidelines Section 15164.

2. PROJECT DESCRIPTION

PROJECT LOCATION

The City of Corona is located in northwestern Riverside County (see Figure 1). It is centrally located with respect to Orange County, Ontario International Airport, and downtown Riverside, and is served by Interstate 15 and State Route 91.

SPECIFIC PLAN AREA

Planning Area Boundary: The Specific Plan boundary (“planning area”) encompasses approximately 700 acres (just over 1.1 square miles), generally centered on the intersection of Sixth Street and Main Street at the heart of the Grand Boulevard Circle. Largely situated within a three-quarter (3/4) mile radius of this intersection, which approximately represents a 15 to 20-minute walking radius. The planning area also takes in an area that may be described as the “Greater Downtown” which runs along the Sixth Street commercial corridor from Lincoln Avenue on the west to the Temescal Wash on the east and extends along Main Street from the Grand Boulevard Circle, slightly north of the Riverside Freeway, to West Burr Street to the south.

Boundary Expansion: The Specific Plan boundaries as described, represent an expansion of the boundaries established in the Downtown Revitalization Specific Plan as initially adopted. This expansion is based on community input received during the DRP planning process, and its analysis of existing conditions which evaluated strengths and weaknesses of the Downtown, its area of influence and properties in need of improvement. The expanded boundaries primarily take in residential properties south of the Grand Boulevard Circle. These properties represent traditional neighborhoods associated with Corona’s history which is similar to other residential neighborhoods within Grand Boulevard.

SPECIFIC PLAN PURPOSE

The intent of the updated Downtown Revitalization Specific Plan is to implement the vision for Downtown as refined and established by the General Plan 2020 -2040 and the Downtown Revitalization Plan, addressing changing conditions and evolving opportunities. More specifically, the Specific Plan formulates policies; designates and regulates land uses; establishes developments standards and design guidelines; presents a framework for the design of streets and public space; and describes strategies and actions to revitalize the area. The overall major objectives of the Specific Plan are as follows:

1. Promote Downtown as the compelling heart of the community, the governmental, cultural, commercial, social, and recreational hub of the community.
2. Provide an environment for local history, arts, and culture to flourish and become an integral and cherished feature of Downtown.
3. Stimulate economic development and reinvestment in the Downtown.
4. Support economic activity compatible with the character and scale of the traditional downtown environment.
5. Encourage high-quality development that will achieve the vision of the General Plan 2020 - 2040 and the Downtown Corona Revitalization Plan.
6. Establish place-based zoning regulations and design guidelines that promote development and design compatible with their surroundings.
7. Create a pedestrian friendly environment, encompassing enhanced streetscapes and engaging public outdoor spaces.

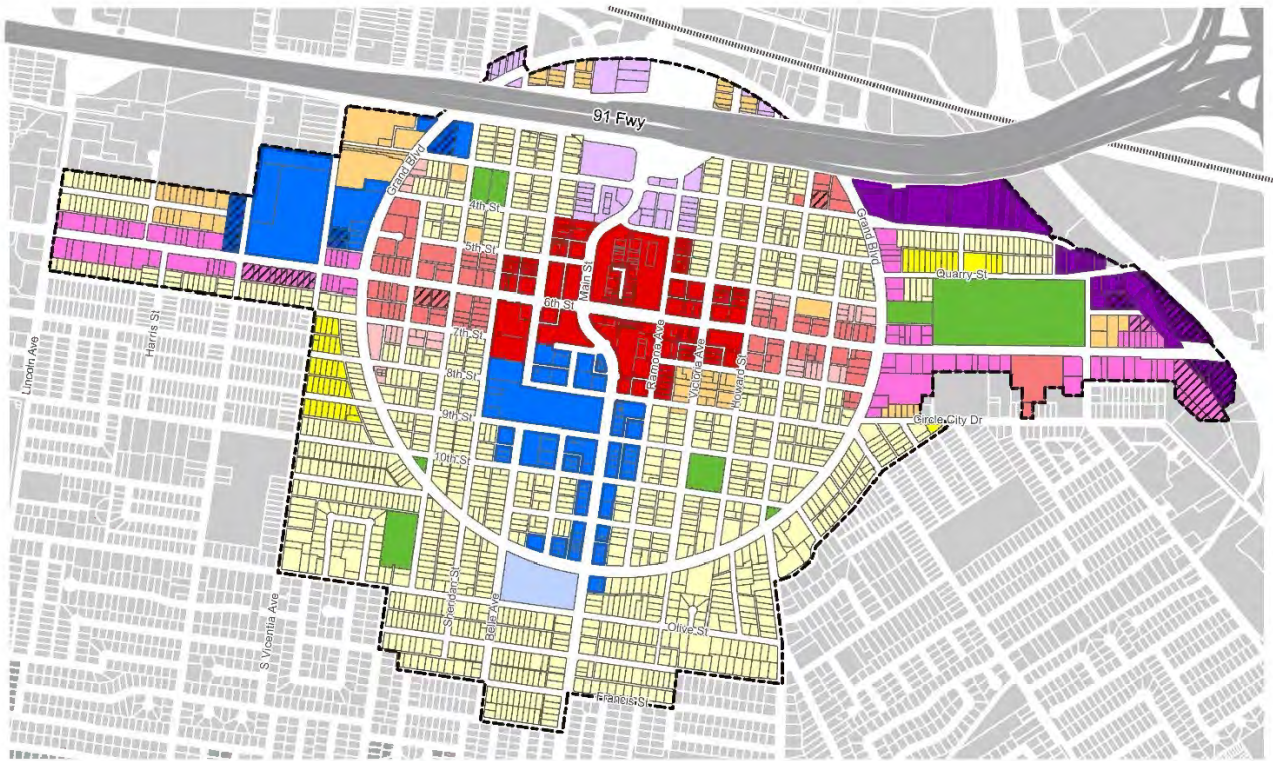
8. Preserve and enhance Downtown’s residential neighborhoods, including the preservation and restoration of historic homes, while accommodating new housing that is in keeping with the traditional character of the neighborhood.
9. Identify and provide needed public facilities and community amenities.

AUTHORITY

The Downtown Revitalization Specific Plan is established through the authority granted to the City of Corona by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

The Specific Plan will serve as the regulatory document governing zoning, development standards, and permitted land uses. Where the specific plan is silent, the provisions of the Zoning Code in Title 17 of the Corona Municipal Code shall prevail.

The Downtown Revitalization Specific Plan will also align with other master plans of the city, including but not limited to the General Plan, storm drain master plan, water master plan, sewer master plan and bicycle master plan. The Specific Plan may be amended to further systematic implementation of the Corona General Plan.



Source: City of Corona, County of Riverside, Interwest Consulting Group, Esri

Figure 2- Proposed Land Use Plan



ENVIRONMENTAL ANALYSIS

The sources relied upon to complete this CEQA Initial Study include the 2019 Corona General Plan Technical Update Draft Environmental Impact Report (SCH No. 2018081039), and the 1998 Corona Redevelopment/Downtown Specific Plan Final Program Environmental Impact Report (SCH No. 97071021).

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
I AESTHETICS. Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-c) The City of Corona benefits from a wide variety of scenic vistas. The wide-open vistas are associated with natural features that dominate the visual image of the City. Internally, the visual elements of major arterials, such as Grand Boulevard, provide unique vistas that characterize individual neighborhoods. Significant vistas include:

- The Prado Basin views from Sierra del Oro, which encompass the basin on the south and canyon areas on the west. This view is also seen from Highway 71 near the intersection of State Route 91.
- The view south to the Santa Ana Mountains from the I-15/SR-91 freeway interchange.
- The southern view of the foothills from major north-south streets south of Ontario Avenue.
- The views of the San Gabriel Mountains from the higher elevations south of Ontario Avenue.

Eagle Glen in eastern Corona provides views of scenic vistas in the City. Eagle Glen Parkway runs along the top of the west slope of Eagle Glen. Another scenic road is Palisades Drive/Green River Road south of the SR-71/SR-91 interchange. This corridor passes through a narrow canyon slot. Views from South Corona, including Ontario Avenue and Foothill Boulevard that traverse the higher slope areas, provide views looking north. This includes the Prado Basin on the west and the hills and valleys leading to the San Bernardino Mountains in the north and east.

Visual resources in the City and SOI include scenic mountain views, and scenic corridors.

- **Scenic Mountain Views.** Corona features scenic mountain views of Chino Hills State Park and Prado Basin to the northwest, San Bernardino Mountains to the north, Cleveland National Forest to the west, Santa Ana Mountains to the south, and Gavilan Hills to the east. The Santa Ana and San Bernardino Mountains and Chino Hills are visible from all parts of the City and dominate most viewsheds from within the City except views to the north, which provide sweeping views of the heavily vegetated Prado Basin. The mountains frame the views of the City from the major entry points along SR-91 to the east and west, and I-15 from the north and south. The rural environment and open space areas in the far southern and eastern portions of Corona afford its residents clear views of scenic and natural resources.

- **Scenic Corridors.** There are no officially designated state scenic highways in the City. However, SR-72, I-15, and the portion of SR-91 west of the SR-91/I-15 interchange are designated eligible to be state scenic highways, according to the California Scenic Highway Mapping System (Caltrans 2024). The General Plan Update identifies six locally designated scenic highways in the City as well as the three state-eligible scenic highways as “scenic corridors” in the City and SOI. Land uses near I-15 and SR-91 and the scenic corridors listed predominantly include industrial, commercial, single-family residential, multifamily residential, vacant land, office, educational facilities, public open space/parks, and religious facilities. Views from these scenic corridors include the City’s historic core, estates, and associated landscaping and mature trees; the Santa Ana Mountains; the low foothills of the San Bernardino Mountains; the Chino Hills and the preserved hillsides on the western edge of Chino Hills State Park; the Santa Ana Canyon; Temescal Valley; and the Gavilan Plateau.

The Downtown Revitalization Specific Plan encompasses the origin of the city which is urbanized with residential and nonresidential land uses and public infrastructure. Like the existing specific plan, the Downtown Revitalization Specific Plan Update (SPU) includes design guidelines that are to heighten the visual appeal of the Downtown, promote designs and building materials that are reminiscent of Corona’s past, promote proportionate façade details, and beautify the appearance of public streetscapes using a consistent planting of street trees. New developments, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. The design guidelines of the SPU guide project proponents on the required design standards for new buildings and rehabilitation projects that will extensively change the existing appearance of the building. The design guidelines communicate the City’s required qualities and characteristics of development, which are intended to promote development that is compatible with Corona’s vision for Downtown. The SPU, when adopted, will regulate and guide future development, including landscaping and public infrastructure within the boundary of the specific plan. Therefore, the project will have no impacts on scenic vistas, scenic resources, or visual character.

d) 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.

Sources of light and glare from new developments, residents, and employees would include lighting needed to provide nighttime street and building illumination, security lighting, traffic sign illumination, lighting in parking areas, lighting associated with construction activities, and ambient lighting from surrounding communities. This would likely introduce new significant sources of light and glare. However, development and redevelopment projects in the City would be required to comply with Specific Plan lighting guidelines and the residential and 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 indicates that all exterior lighting be directed downward to minimize spillover onto adjacent properties, sensitive land uses, and open space areas.

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact aesthetic resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
II AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d)	Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-e) None of the land located within the boundaries of the SPU is designated as farmland for agricultural use or timberland for forestry use. According to the California Department of Conservation Important Farmland Finder, all the land located within the boundaries of the SPU is designated as Urban and Built-Up Land. Furthermore, the GPEIR states – “Due to significant development over the past 50 years, Corona no longer has any agricultural preserves within its incorporated boundary.”

The Downtown Revitalization Specific Plan Update (SPU) includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact farmland or forestland.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
III AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-d) The South Coast Air Quality Management District (SCAQMD) has adopted regional construction and operational emissions thresholds to determine a project’s cumulative impact on air quality in the South Coast Air Basin (SCAB). Table 5.3-6, *SCAQMD Significance Thresholds*, lists thresholds that are applicable for all projects uniformly regardless of size or scope (Appendix A). Potential SPU impacts would be significant if: (1) they cause an exceedance of any Ambient Air Quality Standards for Criteria Pollutants (AAQS) or (2) are inconsistent with the Air Quality Management Plan (AQMP). The daily SCAQMD significance thresholds are not used as criteria for this analysis since only specific development projects can be analyzed in terms of their conformity with the daily SCAQMD emission significance thresholds.

The Downtown Revitalization Specific Plan Update (SPU) includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact air quality.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact	
IV BIOLOGICAL RESOURCES. Would the Project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-f) No unique, rare, or endangered animal species live within the SPU boundaries. No sensitive species will be affected by redevelopment activities. The relative lack of vegetation and native forage in most of the Project Area renders it relatively valueless to wildlife. For example, birds are less diverse in the Project Area, composed primarily of species common to and adapted to urbanized areas. The City participates in the regional habitat conservation plans identified above to protect its biological resources. In addition, the City’s municipal code includes regulations to contribute to the protection of biological resources in the City or region. The following is a summary of these regulations in the Corona Municipal Code.

Chapter 16.33, MSHCP Mitigation Fee

The purpose and intent of the Multiple Species Habitat Conservation Plan (MSHCP) chapter is to establish a development mitigation fee to: a) help fund the maintenance of biological diversity and the natural ecosystem processes that support this diversity; b) protect vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species; and c) maintain economic development within the City and the region through the implementation of a system of reserves that will provide for permanent open space, community edges, and habitat conservation for species covered by the MSHCP. The MSHCP requires that individuals, businesses, and public agencies proposing development in the “criteria area” of the MSHCP obtain approval from the Regional Conservation Authority and a permit from the local responsible agency. Projects that are approved must pay fees for review and construction of the project. Fee Ordinance 2678 and Resolution 2003-141 in Chapter 16.33 of the municipal code describes this process.

Chapter 12.22, Community Forestry Program

Chapter 12.22 of the municipal code recognizes, designates, and protects landmark trees. Pursuant to the municipal code, the City Council can designate a tree as a "landmark tree" on City property if it meets certain criteria adopted by resolution of the council. The municipal code restricts permanent removal of landmark trees except for emergency situations.

The land within the SPU boundaries consists of intensively developed urban areas. Vegetation within the SPU boundaries is limited to non-native, introduced, and ornamental species that are used for landscaping. According to the General Plan Update EIR, Figure 5.4.1, Western Riverside County MSHCP Criteria Cells and Subunits, Figure 5.4-2, Conservation Land, Figure 5.4-3, Designated Critical Habitat, and Figure 5.4-5, Drainages and Associated Riparian Vegetation Communities, do not include the SPU boundary. As such animal life mostly consists of common bird, reptile, and mammal species that typically live in proximity to man. To prevent impacts on migratory birds protected under the Migratory Bird Treaty Act and the California Fish and Game Code, the General Plan Update EIR already includes Mitigation Measure BIO-7, which requires preconstruction general nesting bird surveys and avoidance impacts to active nests of bird species protected by federal and state laws.

Future development and the rehabilitation of existing buildings and properties resulting from the SPU will introduce non-native landscaping and plant materials commonly associated with urban development. Non-native landscaping, however, will not have the effect of displacing or harming any sensitive plant species since none have been identified to exist within the SPU limits.

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact biological resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
V CULTURAL RESOURCES. Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a)-c) Cultural resources include archaeological and historical resources. A discussion of tribal cultural resources can be found in Tribal Cultural Resources section of this Initial Study. Archaeology studies human artifacts such as places, objects, and settlements that reflect group or individual religious, cultural, or everyday activities. Historical resources include sites, structures, objects, or places that are at least 50 years old and are significant for their engineering, architecture, and cultural use or association, etc. In California, historic resources cover human activities over the past 12,000 years. Cultural resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. This section of the Initial Study evaluates the SPU project’s potential impact on cultural resources.

The City has a Historical Resources Ordinance, CMC Chapter 17.63, which defines historical resources, establishes the criteria for the listing of local landmarks, and the preservation requirements associated with the modification of historical resources. The Corona Register of Historic Resources and the Corona Heritage Inventory comprise listings of buildings, structures, sites, and features of local significance, civic identity, and character. These include landmarks and historic districts, and heritage inventory properties that are eligible to be nominated as a local landmark. To date, 545 properties are listed on the city’s Heritage Inventory with 50 properties designated as local landmarks and 10 historic districts. There are seven properties in the city also listed on the National Register of Historic Resources.

Like the existing specific plan boundary, the SPU boundary contains several local landmarks and heritage inventory properties. Two notable historic districts, City Park and Grand Boulevard, are also within the boundary of the SPU. Future development or redevelopment within the SPU boundary does not eliminate the historic resources requirements of CMC Chapter 17.63. Additionally, the SPU does not eliminate or diminish historical resources. If alterations to historic resources occur, the City must determine whether the proposed project will result in a substantial adverse change to a significant historic resource such that the qualities that make the resource significant are impaired or lost. Any resource listed in, or eligible for listing in, the

California Register of Historical Resources is presumed to be historically or culturally significant. Buildings and other historic resources protected from adverse changes by local regulations such as a historic district designation or historic preservation ordinance may logically be expected not to suffer such changes if the project complies with those regulations. Where such protective regulations exist, or where mitigating conditions of approval are imposed, the initial study for the future development of a project's CEQA clearance may cite them as evidence that no impact will occur, or that any impacts will be mitigated to a level of insignificance. Either a Negative Declaration or Mitigated Negative Declaration could be adopted under those circumstances. As a result, implementation of the SPU would have a less than significant impact on cultural resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
VI ENERGY. Would the Project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) The City of Corona’s initial Climate Action Plan 2012 (CAP) provided direction for the reduction of GHG emissions from the following sources under the City’s jurisdiction according to the City’s land use decisions from the General Plan.

- Households (residential)
- Jobs (commercial and industrial energy)
- Service Population (solid waste, water, wastewater and off-road sources)
- Vehicle Miles Traveled (transportation: gasoline and diesel).

The 2012 CAP provided measures to meet the goal of reducing community GHG emissions to a level 20 percent below projected business-as-usual emissions for 2020 while meeting the state’s goal of reducing GHG emissions to 1990 levels by Year 2020. The city’s baseline year for 1990 levels was 2008 in the 2012 CAP. The target was to reduce GHG emissions 15 percent below 2008 levels as recommended in the state’s AB 32 Scoping Plan. In 2019 the city updated its CAP in conjunction with the General Plan Update. The 2019 CAP showed greenhouse gas emissions reduced by approximately 35 percent from the city’s 2008 emission levels, meeting the city’s projected reduction from the 2012 CAP.

The 2019 CAP continues to focus on GHG reduction measures to meet the city’s GHG reduction goals for 2030 and 2040. The targeted reduction goal is 49% below 2008 levels by 2030 and 66% below 2008 levels by 2040. The community GHG reduction strategies and emission

reductions include the following energy efficiency goals and measures provided in Table ES-3 of Corona’s 2019 CAP.

Goals and Measures
Goal 1: Increase Energy Efficiency in Existing Residential Units
1.1: Energy Efficiency Training, Education, and Recognition in the Residential Sector
1.2: Increase Community Participation in Existing Energy Efficiency Programs
1.3: Home Energy Evaluations
1.4: Residential Home Energy Renovations
Goal 2: Increase Energy Efficiency in New Residential Units
2.1: Exceed Energy Efficiency Standards
Goal 3: Increase Energy Efficiency in Existing Commercial Units
3.1: Energy Efficiency Training, Education, and Recognition in Commercial Sector
3.2: Increase Business Participation in Existing Energy Efficiency Programs
3.3: Nonresidential Building Energy Audits
3.4: Nonresidential Building Retrofits
Goal 4: Increase Energy Efficiency in New Commercial Units
4.1: Exceed Energy Efficiency Standards
Goal 5: Increase Energy Efficiency through Water Efficiency
5.1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7
5.2: Exceed Water Efficiency Standards
Goal 6: Decrease Energy Demand through Reducing Urban Heat Island Effect per Title 24 Requirements
6.1: Tree Planting for Shading and Energy Saving
6.2: Light-Reflecting Surfaces for Energy Saving

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact energy resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
VII GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) i-iv) The Seismic Safety and Public Safety Element of the General Plan identifies two primary faults of concern to the City of Corona. The Elsinore fault zone is one of the largest in southern California. At its northern end, the Elsinore fault zone splays into two segments, the Chino fault and the Whittier fault. Though the Chino fault is considered "potentially active", and the General Plan recommends that a Hazard Management Zone be established along this fault, no Alquist-Priolo Earthquake Fault Zones exist within the SPU boundaries and surface fault rupture is not currently a potential impact within the SPU boundaries.

Although the boundary of the SPU is urbanized and contains an existing residential and service level population, redevelopment will increase the number of persons within the Plan's geographically defined area. Seismic hazards pose a greater risk when people are assembled in an area of a potentially active fault, but risk can also be associated with an area located outside of a fault zone due to earth movement. New development is required to adhere to the state's Building Standards under the California Building Code to minimize damage to property during a seismic event. The SPU in addition to the Building and Construction Standards in Title 15 of the

Corona Municipal Code, requires building permits for new construction and various modifications to existing buildings. Therefore, the SPU will result in less than significant impacts related to risks associated with geology and soils.

b)-e) The topography in the boundary of the SPU is relatively level with no hillsides subject to landslides, mudslides, or soil erosion. The area is also removed from any drainage courses through which soil erosion could find passage. No landslides, mudslides, or soil erosion are anticipated.

Grading will not result in unstable earth conditions, particularly since such conditions are a function of subsurface geologic and slope conditions. Since the boundary of the SPU is limited to relatively flat topography, no undercutting of slopes or weakening of artificial buttresses will result during future project construction activities. Since the area contains little topographic relief, no grading will occur in areas over 10 percent slope. Therefore, the SPU will result in a less than significant impact related to soil erosion and unstable soils.

f) No unique geologic features are known to exist in the boundary of the SPU, since the area is mostly built out. The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. New development, other than residential projects having less than five units, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact geology and soils.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
VIII GREENHOUSE GAS EMISSIONS. Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-b) The General Plan Draft Environmental Impact Report (GPDEIR) evaluated the potential for implementation of the City of Corona General Plan Technical Update (General Plan Update) and Climate Action Plan (CAP) to cumulatively contribute to greenhouse gas (GHG) emissions impacts. This evaluation is based on the methodology recommended by the South Coast Air Quality Management District (SCAQMD). Because no single project is large enough to result in a measurable increase in global concentrations of GHG emissions, climate change impacts of a project are considered on a cumulative basis. The analysis in this section is based on buildout of the proposed project, as modeled using the California Air Resources Board's (CARB) Emissions Factor Model (EMFAC2017), the Off-Road Emissions Factor Model (OFFROAD2017), energy use provided by Southern California Edison (SCE), Corona Department of Water and Power, and the Southern California Gas Company (SoCalGas), and trip generation and vehicle miles traveled (VMT) provided by Fehr & Peers.

The City of Corona's initial Climate Action Plan 2012 (CAP) provided direction for the reduction of GHG emissions from the following sources under the City's jurisdiction according to the City's land use decisions from the General Plan.

- Households (residential)
- Jobs (commercial and industrial energy)
- Service Population (solid waste, water, wastewater and off-road sources)
- Vehicle Miles Traveled (transportation: gasoline and diesel).

The 2012 CAP provided measures to meet the goal of reducing community GHG emissions to a level 20 percent below projected business-as-usual emissions for 2020 while meeting the state's goal of reducing GHG emissions to 1990 levels by Year 2020. The city's baseline year for 1990 levels was 2008 in the 2012 CAP. The target was to reduce GHG emissions 15 percent below 2008 levels as recommended in the state's AB 32 Scoping Plan. In 2019 the city updated its CAP in conjunction with the General Plan Update. The 2019 CAP showed greenhouse gas emissions reduced by approximately 35 percent from the city's 2008 emission levels, meeting the city's projected reduction from the 2012 CAP.

The 2019 CAP continues to focus on GHG reduction measures to meet the city's GHG reduction goals for 2030 and 2040. The targeted reduction goal is 49% below 2008 levels by 2030 and 66% below 2008 levels by 2040. The community GHG reduction strategies and emission reductions are provided in Table ES-3 of Corona's 2019 CAP.

The SCAQMD identified a screening-level threshold of 3,000 MTCO₂e annually for all land use types. This interim bright-line screening-level criteria is based on a review of the Governor's Office of Planning and Research database of CEQA projects. Based on their review of 711 CEQA projects, 90 percent of CEQA projects would exceed the bright-line threshold. Therefore, projects that do not exceed the bright-line threshold would have a nominal, and therefore, less than cumulatively considerable impact on GHG emissions. Between the three identified thresholds, SCAQMD recommends use of the 3,000 MTCO₂e interim bright-line screening-level criterion for all project types (SCAQMD 2010b).

According to Table 5.8-6 of the General Plan Update EIR, buildout of the General Plan land uses in the City and Sphere of Influence would result in a net decrease of 57,249 MTCO₂e of GHG emissions (4.6 percent decrease in GHG emissions) from existing conditions and would not exceed the 3,000 MTCO₂e SCAQMD bright-line screening threshold. Therefore, SPU will not have an impact on Greenhouse Gas emissions.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
IX HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) In Corona, hazardous materials and wastes are transported on the SR-91 and I-15. Notably, the City has no direct authority to regulate the transport of hazardous materials on federal and state highways or rail lines. Construction in accordance with the SPU 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. These activities would also be short term or one time in nature. Therefore, there will be no impact.

b) The SPU would allow for the redevelopment of a variety of land uses, including residential, commercial, office, civic, and open space uses. Operation of the future uses that would be

accommodated would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, cleaners, solvents, fertilizers, and pesticides. The use, storage, transport, and disposal of hazardous materials by future residents and 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. Therefore, there will be no impact.

c)-d) According to the EnviroStor database (2024), the following hazardous sites are located less than one-quarter mile from an existing school.

Owner	Case No.	Address	School/Distance
Spacex, Inc.	(60000205)	202 E. 5th St, Corona, CA 92879	Corona Fundamental Intermediate School / 0.7 mile
Corona Annex (J09CA112000)	(33970001)	Corona Annex: East 5 th Street and South Howard Street, Corona, CA 91720	Lincoln Fundamental Elementary School / 0.6 mile
City of Corona	(60000996)	East 6th Street: Vacant Parcels, 1040 E. 6th Street: The Chuck Wagon Restaurant, 1049 Circle City Drive: Single Family Residence CORONA, CA 92879	Lincoln Fundamental Elementary School / 0.5 mile
FMC Corporation	(60000226)	1027 E. 3rd St Corona, CA 92879	Lincoln Fundamental Elementary School / 0.9 mile

According to the EnviroStor database (2024), the following sites and facilities are located within the SPU boundaries and are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Owner	Case No.	Address	Status
Spacex, Inc.	(60000205)	202 E. 5th St. Corona, CA 92879	Inactive - Needs Evaluation
Corona Annex (J09CA112000)	(33970001)	Corona Annex: East 6 th Street and South Howard Street, Corona, CA 91720	Inactive - Action Required
<u>City of Corona</u>	(60000996)	East 6th Street: Vacant Parcels, 1040 E. 6th Street: The Chuck Wagon Restaurant, 1049 Circle City Drive: Single Family Residence CORONA, CA 92879	No Further Action
FMC Corporation	(60000226)	1027 E. 3rd St Corona, CA 92879	No Action Required

Any development, redevelopment, or reuse permitted by the SPU 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. Where Phase II ESAs identified substantial human health risks, remediation of hazardous materials would be recommended before the City of Corona would issue building permits for the affected projects. Therefore, impacts will be less than significant.

e) 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. Pursuant to Section 21096 of the Public Resources Code, the lead agency must consider whether the SPU will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area. Therefore, airport land-use planning and consistency with the 2004 Riverside County Airport Land Use Compatibility Plan (ALUCP) for the Corona Municipal Airport was completed and determined that the northern boundaries of the SPU are 1.97-miles from the boundaries of the ALUCP. However, the SPU boundaries do not fall within or encroach upon the ALUC Safety Zones for the Corona Municipal Airport, and therefore will not result in a safety hazard or excessive noise for people residing or working within the SPU boundaries. Therefore, there will be no impact.

f) Project implementation will not result in impacts to the City's emergency response and/or evacuation planning programs. Any future projects proposed within the SPU boundaries will be consistent with the Safety Element of the Corona General Plan. This component of the City's General Plan addresses concerns including natural hazards (e.g., earthquakes, flooding, fires, etc.) and community services (e.g., police protection and emergency disaster relief services). The City adopted goals to promote public safety, including the provision of adequate levels of police and fire protection throughout the SPU area. It is incumbent upon the City to mitigate any deficiencies in the emergency disaster services and to ensure that they are designed to function adequately during and after a disaster or emergency event. Future development and/or redevelopment that is consistent with the adopted SPU will be constructed to not interfere with existing or planned emergency response and evacuation programs. Therefore, there will be no impact.

g) The SPU is located entirely within a fully urbanized area and is not within a CalFire hazard severity zone. No wilderness or chaparral areas are present; therefore, no wildfire risk is anticipated with the SPU. Additionally, no aspect of the SPU would create a fire risk where none currently exists. Therefore, there will be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact	
X HYDROLOGY AND WATER QUALITY. Would the Project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
	i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) impeded or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Clearing, grading, excavation, and construction activities associated with redevelopment within the boundary of the SPU may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Both State and local regulations effectively mitigate construction stormwater runoff impacts from redevelopment associated with the SPU. The City of Corona's grading ordinance contains expanded requirements for grading, site erosion control, and NPDES requirements. This ordinance affects all grading construction sites of any size. Therefore, compliance with existing State and local regulations will ensure that the future redevelopment within the SPU will not degrade surface or ground water quality. Therefore, there will be less than significant impacts.

b) The SPU area relies on local 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. Since the preparation of the General Plan Update EIR, the UWMP was updated in 2020 and concluded the city's sources of water supply are sustainably managed and are projected to exceed demand through 2045. The SPU does not contain any changes to the underlying General Plan land use

designations. Therefore, implementation of the SPU would not substantially decrease groundwater supplies or recharge. Therefore, there will be less than significant impacts.

c) Redevelopment within the SPU could result in increases in impervious surfaces and stormwater runoff, higher peak discharges to drainage channels, and the potential to cause erosion or sedimentation in drainage swales and streams. Under the proposed SPU conditions, 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 or redevelopment will minimize impacts of increased flows and volumes on downstream receiving waters. On-site storm drain systems will likely change with the individual project components but will still utilize the existing City and county facilities within the public right-of-way.

The County of Riverside and City of Corona require as 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, which include LID design, BMPs, and possibly on-site retention basins, would minimize increases in peak flow rates or runoff volumes. Project proponents of certain developments or redevelopment projects would also be required to prepare a WQMP that describes the BMPs and site design measures that will be implemented to minimize storm runoff from the sites. Therefore, the SPU will not alter the existing drainage pattern within the plan boundary and impacts will be less than significant.

d) Within the SPU boundaries, northwestern Corona from Prado Dam to the Airport and westward through Santa Ana Canyon is within a 100-year flood zone, and 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 SPU redevelopments will 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. Therefore, the risk release of pollutants due to project inundation will result in no impact.

e) CEQA Initial Study questions a) and b) above respond to groundwater quality and management. The SPU regulations and policies ensure that future redevelopment does not obstruct or conflict with the Corona Groundwater Management Plan and will ensure that the City will not obstruct with implementation of the watershed action plan for the Santa Ana Watershed Region of Riverside County, the Recharge Master Plan for the Temescal Basin, or the Corona Groundwater Management Plan. Therefore, the SPU will not obstruct the implementation of existing water quality plans. Therefore, there will be less than significant impacts.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XI LAND USE AND PLANNING. Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-b) This Initial Study was completed in part by relying on analyses included in the 1998 Corona Redevelopment/Downtown Specific Plan Final Program Environmental Impact Report (SCH No. 97071021), which was completed in compliance with CEQA Guidelines section 15125-Environmental Setting, which requires the following:

(d) The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.

(e) Where a proposed project is compared with an adopted plan, the analysis shall examine the existing physical conditions at the time environmental analysis is commenced as well as the potential future conditions discussed in the plan.

California State law requires a specific plan to be consistent with the jurisdiction’s General Plan. The initial Downtown Revitalization Specific Plan was adopted in 1998 and included a General Plan Amendment and amendments to the municipal code to establish consistency between the specific plan and the General Plan. The SPU continues to adhere to the land uses and the various goals and policies of the General Plan. The General Plan also identifies Downtown Corona as an opportunity district for redevelopment. The SPU implements Goal LU-17, which is a *Revitalized Downtown Corona that is the centerpiece of the community identity, history and culture, and governance known for its diverse and eclectic physical development and form, vibrant economy, historic character, and pedestrian activity*, and meets the following policies in the General Plan related to the Downtown.

Policy	Description	SPU Consistency
LU-17.1	Accommodate a mix of commercial, office, entertainment, civic, cultural, housing, and similar uses in accordance with the land use plan’s designations and applicable density standards and design and development policies, as may be precisely defined by specific plan.	Chapter 3, Land Use Regulations and Development Standards
LU-17.2	Allow for the development of a mix of housing types as well as senior housing to enhance the customer base and promote walking to Downtown uses and activities.	Chapter 3, Land Use Regulations and Development Standards
LU-17.3	Promote innovative redevelopment activities as feasible and supporting programs for business retention and proactive recruitment of new businesses to stimulate the revitalization of the Downtown.	Chapter 8, Plan Administration and Implementation

Policy	Description	SPU Consistency
LU-17.4	Promote the development of community-oriented, cultural, and live/ theatrical performance uses, building on the Civic Center’s current role as the centerpiece of arts and culture.	Chapter 3, Land Use Regulations and Development Standards
LU-17.5	Accommodate public gatherings, festivals, and other special events in public places, such as parks and the community center	Chapter 7, Streetscapes and Public Space
LU-17.6	Promote and support the redevelopment of the Corona Mall and adjacent properties into a central attraction within the Downtown Core, with a mix of supporting land uses.	Chapter 3, Land Use Regulations and Development Standards, Chapter 4, Design Guidelines
LU-17.7	Ensure that new Downtown development is attractive and creates an image conducive to economic revitalization consistent with the adopted specific plan.	Chapter 4, Design Guidelines, Chapter 7, Streetscapes and Public Space
LU-17.8	Maintain the generally small scale, “village-like” character of Downtown’s buildings, avoiding large “box-like” structures or developments and renovations of buildings that are inconsistent with the character of adjacent land uses.	Chapter 4, Design Guidelines
LU-17.9	Promote the consolidation of individual lots for the development of cohesive and well-designed commercial and mixed-use projects that maintain the area’s character of low-rise and pedestrian-oriented buildings with distinctive storefronts.	Chapter 4, Design Guidelines
LU-17.10	Locate and design commercial and civic structures and sites to achieve a pedestrian-oriented environment that serves as a centerpiece of community activity.	Chapter 3, Land Use Regulations and Development Standards
LU-17.11	Require that commercial uses be designed to exhibit a high level of architectural and site quality in accordance with the principles defined by Policies LU-11.11–LU-11.13 and LU-11.15.	Chapter 4, Design Guidelines
LU-17.12	Require that mixed-use projects that integrate commercial uses with housing be designed to exhibit a high level of quality in accordance with the principles defined by Policy LU-13.7.	Chapter 4, Design Guidelines
LU-17.13	Ensure that multi-family housing conveys high quality visual character, exemplified by modulated building masses, articulated facades, separate or well-defined entries for each unit, extensive landscape, and on-site amenities in accordance with principles defined by Policy LU-7.8.	Chapter 4, Design Guidelines
LU-17.14	Promote the development of more cohesive and uniform patterns of housing types and densities in the Downtown, avoiding the “hodge-podge” appearance that currently exists on some streets.	Chapter 4, Design Guidelines
LU-17.15	Enhance the historic character of the Downtown by requiring new construction to implement architectural features reminiscent of the era.	Chapter 4, Design Guidelines
LU-17.16	Identify and promote Downtown’s historic housing and support the rehabilitation and preservation of existing homes of historic significance.	Chapter 4, Design Guidelines
LU-17.17	Promote the heritage of historic structures and sites by encouraging the placement of markers and supporting financial incentives.	Chapter 4, Design Guidelines

Policy	Description	SPU Consistency
LU-17.18	Promote the development of centralized parking facilities that can be shared by multiple businesses to allow for a more pedestrian and social environment in Downtown.	Chapter 5, Circulation
LU-17.19	Consider limiting the vehicle right-of-way along key corridors within the Downtown, substituting right-of-way formerly dedicated to vehicles to routes for pedestrians and bicyclists.	Chapter 5, Circulation
LU-17.20	Retrofit and improve existing streetscapes with pedestrian improvements, sidewalks, specialty pavements, benches, and other features to encourage walkability.	Chapter 7, Streetscapes and Public Space
LU-17.21	Enhance the visual character, pedestrian activity, and distinct identity for Downtown streets with elements such as trees, plantings, benches, trash receptacles, sidewalk and crosswalk paving, signage, pedestrian-scaled lighting, entry identification, public art, and comparable improvements.	Chapter 7, Streetscapes and Public Space
LU-17.22	Incorporate extensive landscaping treatments to Downtown street corridors with elements such as tree planting with mature trees, planters, landscaped gateways, and other similar techniques to beautify and create a downtown ambience.	Chapter 7, Streetscapes and Public Space

Like the existing specific plan, the SPU does not change the overall vision for Downtown Corona and will remain consistent with the General Plan and the core policies identified above for Downtown Corona. The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. Additionally, the residential properties added to the specific plan have a zoning and General Plan of residential. The SPU carries over the residential zoning and General Plan of the added properties and does not change the residential density. The added residential properties also align with the ages of the residential structures in the existing specific plan.

New development, other than residential projects having less than five units or residential development exempted by state law, resulting from the SPU implementation will be subject to discretionary design review by the Corona Planning and Housing Commission. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. Therefore, the SPU does not require a policy-by-policy consistency analysis with the elements of the General Plan. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact land use and planning.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XII MINERAL RESOURCES. Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-b The City of Corona and its Sphere of Influence (SOI) are in the Temescal Valley Production Area (TVPA), an 820 square-mile area designated by the California Geological Survey (CGS) and bounded by the Santa Ana Mountains on the west and the Perris Plateau to the east. Temescal Valley is known for its mineral resource deposits. Portions of the City and its SOI are designated by the state as a "Construction Aggregate Resource Area." These mineral resources generally consist of clay and construction aggregates—crushed rock, sand, and gravel. Much smaller amounts of silver, lead, zinc, coal, and gypsum have also been identified in the City limits and SOI. As of 2017, there are two active mining operations within the City limits (All American Asphalt and Vulcan/Calmat), neither of these mines are located within the SPU boundaries. Additionally, per Figure ER-10, Areas of Regional Significance, of the General Plan the boundary of the SPU is not in an area of regional significance for aggregate resources. Therefore, the proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will not impact mineral resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XIII NOISE. Would the Project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a)-c) The City of Corona has set noise and vibration performance standards for noise sources in the City in the interest of public health, safety and general welfare. Chapter 9.24, *Loud and Unnecessary Noise*, defines the qualitative standards used in determining a potential violation of the municipal code. The City of Corona Municipal Code Section 17.84.040 provides performance standards for noise generating sources. Operations occurring as part of the land uses of the specific plan are required to adhere to the stationary noise levels listed in Section 17.84.040 (C). The properties in the SPU are mostly developed containing residential, commercial, industrial, community service, and recreational land uses.

CMC Section 17.84.040(C)				
Table 1				
STATIONARY NOISE SOURCE STANDARDS				
Type of Land Use	Maximum Allowable Noise Level			
	Exterior Noise Level		Interior Noise Level	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Single-, Double-, Multi-Family Residential	55 dBA	50 dBA	45 dBA	35 dBA
Other Sensitive Land Uses	55 dBA	50 dBA	45 dBA	35 dBA
Commercial Uses	65 dBA	60 dBA	Not applicable	Not applicable
Industrial, Manufacturing or Agricultural	75 dBA	70 dBA	Not applicable	Not applicable
Decibel (dB). A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals				
“A-weighted sound level.” The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighted filter network is designed to simulate the response of the human ear. The A-weighted sound level is expressed by the symbol dBA.				

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The SPU is still subject to the noise performance standards established in the municipal code. Therefore, the SPU is a less than significant impact on noise sources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XIV POPULATION AND HOUSING. Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-b) The Southern California Association of Governments (SCAG) undertakes comprehensive regional planning with an emphasis on transportation. The 2016–2040 RTP/SCS provides projections of population, households, and total employment for both the City of Corona and Riverside County. Based on their share of California’s and the region’s employment growth, migration and immigration trends, and birth rates SCAG projects that population, housing, and employment will grow at an increasing rate in the City of Corona and Riverside County. These projections are summarized in the General Plan Update EIR listed in Table 5.14-7, *SCAG Growth Projections for the City of Corona and Riverside County*.

	City of Corona			Riverside County		
	2020	2035	2040	2020	2035	2040
Population	166,100	170,500	172,300	2,479,800	3,055,100	3,183,700
Households	49,500	51,300	52,000	802,400	1,009,000	1,054,300
Housing Units ¹	47,025	48,735	49,400	762,280	958,550	1,001,585
Employment	74,300	82,300	88,400	848,700	1,111,800	1,174,300
Jobs-Housing Ratio	1.58	1.69	1.79	1.11	1.16	1.17

Source: SCAG 2016b.
¹ Housing units in SCAG projections are estimated based on number of households and a vacancy rate of 5 percent.

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growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have no impact population and housing.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XV PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-e) The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have no impact public services.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XVI RECREATION. Would the Project:				
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-b) The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have no impact on recreation facilities.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XVII TRANSPORTATION. Would the Project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a)-d) Like the existing specific plan, the SPU includes a circulation plan, bicycle plan, and transit routes consistent with the General Plan. The segment of Sixth Street within the boundary of the SPU is classified as a 4-lane divided Mixed Use Boulevard in the General Plan, but according to General Plan Policy CE-1.14 the General Plan allows for the design of Sixth Street from East Grand Boulevard to West Grand Boulevard to be a Downtown District by reducing this segment to two travel lanes and providing a complete street concept to support Downtown uses. The street section for Sixth Street in the SPU reflects this revised design, which is consistent with the existing configuration of Sixth Street.

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods

are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have a less than significant impact on transportation.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XVIII TRIBAL CULTURAL RESOURCES. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

SB 18 requires cities and counties to consult with California Native American tribes during the local planning process prior to the adoption or any amendment of a general plan or specific plan for the purpose of protecting Traditional Tribal Cultural Places. This allows Native American tribes the opportunity to provide input with respect to the possible preservation of, or the

mitigation of impacts on, specified Native American places, features, and objects located within that jurisdiction. This consultation is required prior to amending or adopting any general plan or specific plan or designating land as open space.

In accordance with AB 52 and SB 18, the City provided notice to the appropriate Native American Tribes on March 20, 2024, inviting them to participate and consult with the City through its AB 52 and SB 18 Native American outreach efforts. The city received responses from the Gabrieleno Band of Mission Indians – Kizh Nation, on March 21, 2024, and from Agua Caliente on March 25, 2024. Based on the scope of work for the SPU, which involves the update of development standards and design guidelines, and expansion of the specific plan boundary to include existing residential properties, neither tribe requested consultation.

Future projects resulting from the implementation of the SPU would be required to analyze project-specific impacts for conformance with the General Plan and all applicable regulations and requirements related to tribal cultural resources. Nevertheless, policies in the General Plan Update were identified that would minimize potential impacts to tribal cultural resources from new development and/or redevelopment in the City, and from ground-disturbing activities related to future implementation of the General Plan which could potentially impact tribal cultural resources in the City and the SOI. Additionally, the General Plan Update EIR provided Mitigation Measure CUL-5, which would reduce impacts related to the development of future implementing projects on cultural resources, as would General Plan Update EIR Mitigation Measures TCR-1, TCR-2 and TCR-3. With the implementation of General Plan Updated EIR Mitigation Measures CUL-5, TCR-1, TCR-2 and TCR-3, potential impacts related to tribal cultural resources would be reduced to less than a significant level.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XIX UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a)-e) Implementation of the proposed SPU is not anticipated to create any deficiencies in existing utilities and service systems within the SPU boundaries. Future improvement of deficient utilities and service systems will be funded through developer fees for new development and redevelopment projects and capital reserves, or by project proponents of new development or redevelopment that will have a direct impact on utilities. Developer fees and individual required permits and applications would vary between utility and service system providers.

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have no impact on utilities and service systems.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XXWILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard zones, would the Project: severity				
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-d) The SPU is located in an urbanized area and is not within a CalFire hazard severity zone. No wilderness or chaparral are located within the SPU; therefore, no wildfire risk is anticipated with the future implementation of the SPU. Additionally, no aspect of the SPU would create a fire risk where none currently exists. Therefore, there will be no impact.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Measures Incorporated	Less Than Significant Impact	No Impact
XXI MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The SPU includes updated development standards, and design guidelines for both private development and the public realm to implement the vision of the plan. The SPU does not change the land use designations (zoning), the General Plan designations, or the allowable land uses. The SPU will expand the southern boundary of the specific plan to include 497 parcels that are zoned single family and low-density multiple family residential, mostly consisting of existing residential units with vacant infill parcels scattered throughout. The residential neighborhoods are characteristic of Downtown Corona and contain several properties that are listed as local historic landmarks. The zoning and General Plan designations of the added parcels will remain the same. Development will be required to meet the goals, objectives, policies, development standards, and design guidelines that will be implemented by the SPU. The proposed SPU is not growth inducing beyond the land uses already allowed by the specific plan and General Plan and will have a less than significant impact on the mandatory findings of significance.