CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME AND DESCRIPTION OF PROJECT:

PP2022-0004: Precise Plan application for the development of a 52,423 square foot health club facility on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan (SP89-01),

V2022-0002: Variance application to reduce the front yard landscape setback along Chase Drive from 20 feet to 15 feet and reduce the rear yard landscape setback from 20 feet to five feet to accommodate the parking requirements for a new 52,423-square-foot health club facility proposed on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan.

PROJECT LOCATION: 2895 S. Main Street, Corona, CA 92881 (APN: 113-340-018)

ENTITY OR PERSON UNDERTAKING PROJECT:

Joseph Balbas
Balbas Construction, Inc.
3189 Airway Avenue, Unit D
Costa Mesa, CA 92626

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

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Mitigated Negative Declaration are as follows: Corona City Hall, Planning and Development Department, 400 S. Vicentia Avenue, Corona, CA 92882.

Date:_____

_____
Chair, City of Corona

Date filed with County Clerk: _____

CITY OF CORONA
INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE: Fitness Mania (PP2022-0004 and V2022-0002)

PP2022-0004: Precise Plan application for the development of a 52,423 square foot health club facility on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan (SP89-01).

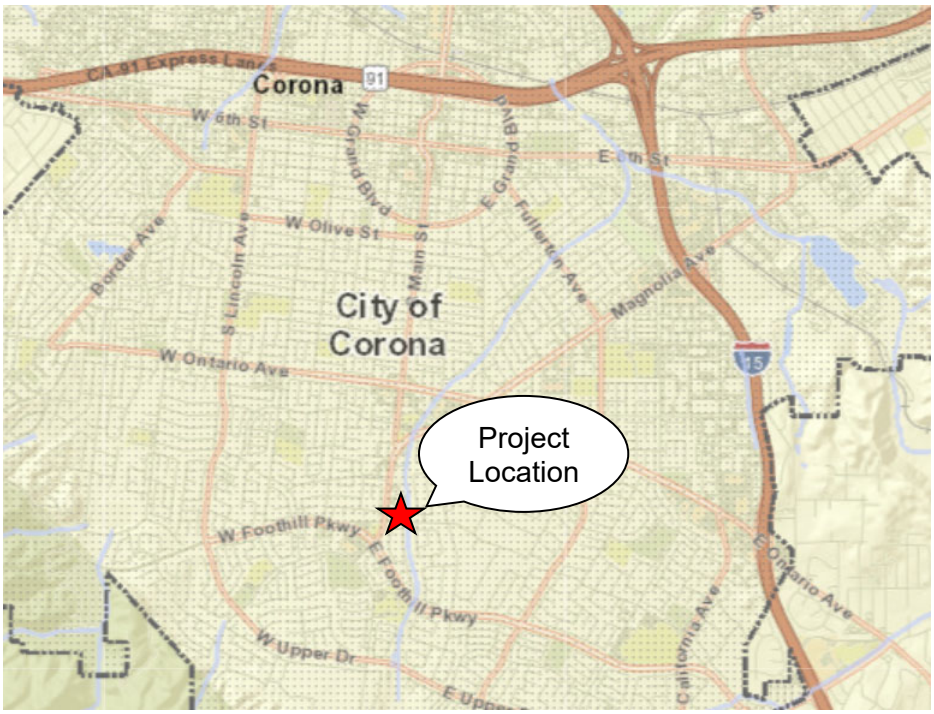
V2022-0002: Variance application to reduce the front yard landscape setback along Chase Drive from 20 feet to 15 feet and reduce the rear yard landscape setback from 20 feet to five feet to accommodate the parking requirements for a new 52,423-square-foot health club facility proposed on 4.09 acres located at 2895 S. Main Street, within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan.

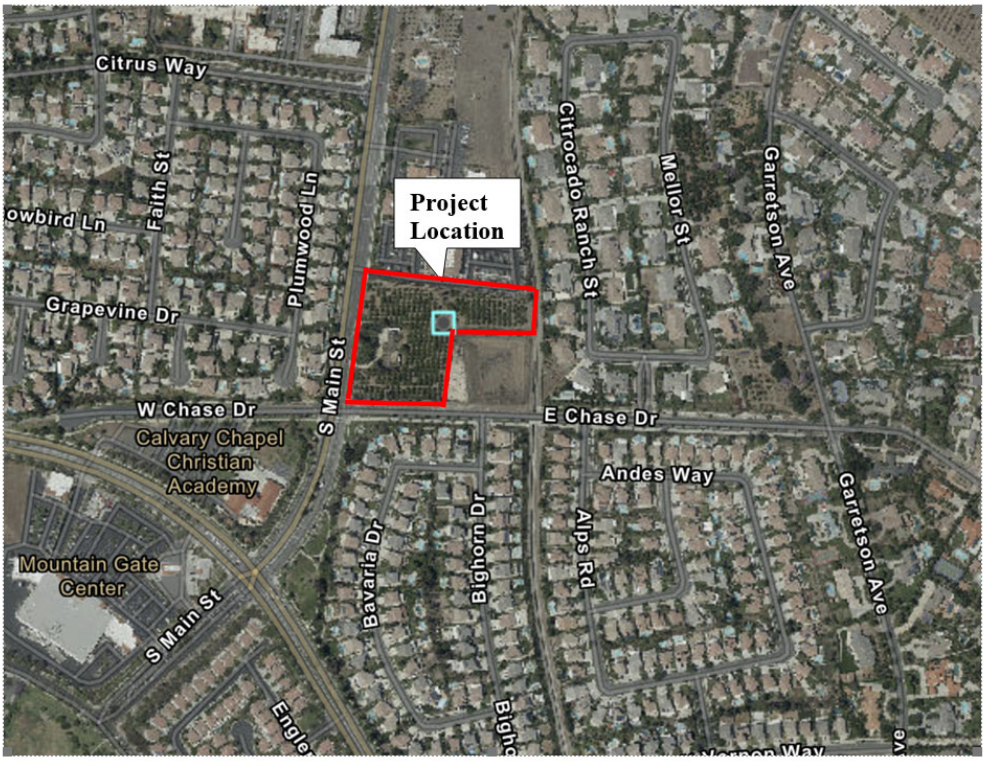
PROJECT LOCATION: 2895 S. Main Street, Corona, CA 92881 (APN: 113-340-018) i

PROJECT PROPONENT:

Joseph Balbas
Balbas Construction, Inc.
3189 Airway Avenue, Unit D
Costa Mesa, CA 92626

PROJECT MAPS:





PROJECT DESCRIPTION:

The project is for the development of a 52,423 square foot, two-story health club facility on 4.09 acres located at 2895 S. Main Street in the city of Corona. The site is located within the Quasi-Public (QP) designation of the Mountain Gate Specific Plan (SP89-01) and Office Professional (OP) designation of the South Corona Community Facilities Plan (SCCFP). Health clubs are permitted within the QP designation with an approved Precise Plan.

The project requires two applications: Precise Plan 2022-0004 and Variance 2022-0002.

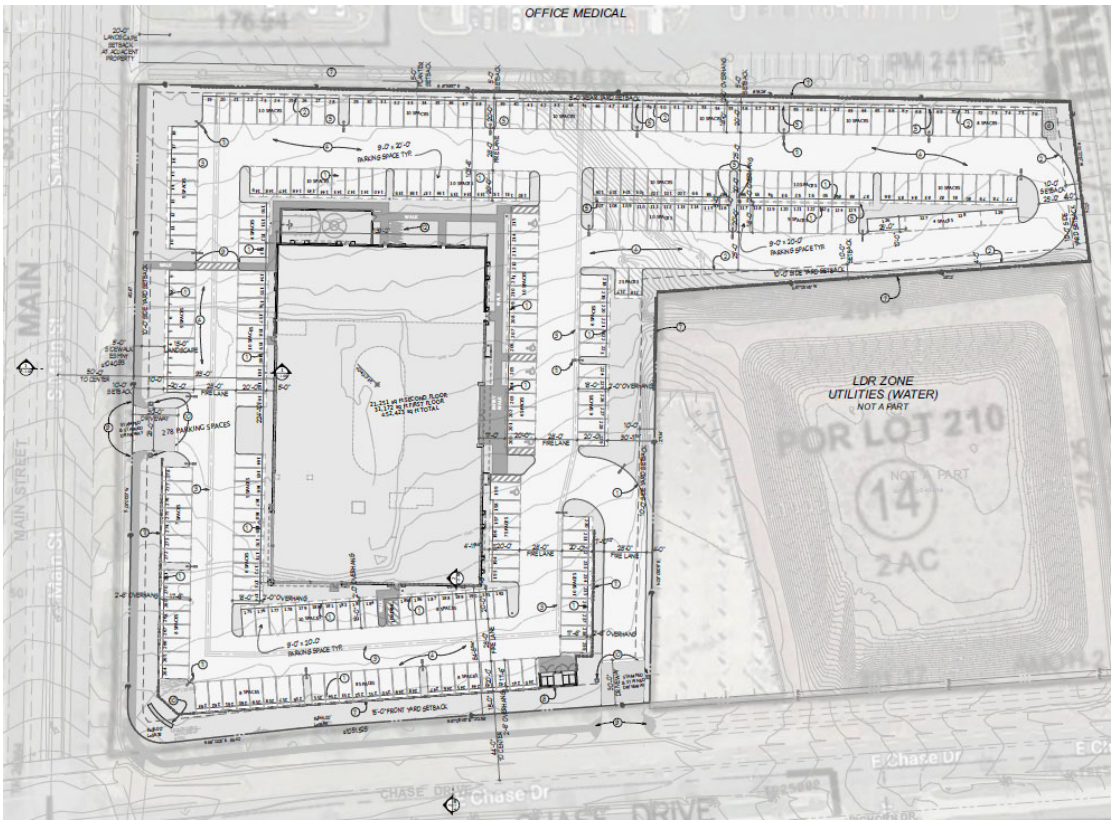
The Precise Plan is for the review of the site plan, architecture and landscaping associated with the proposed project.

The Variance is to reduce the front yard landscape setback along Chase Drive from 20 feet to 15 feet and reduce the rear yard landscape setback from 20 feet to five feet to accommodate the parking requirements for the proposed health club facility.

The site plan is currently designed with the portion of the lot fronting Main Street as the front yard. By definition of the Corona Municipal Code (CMC), the lot's frontage on Chase Drive is the front yard because it is the narrowest portion of the two frontages that abut a street. Therefore, the front yard setback of 20 feet is taken along the Chase Drive frontage; the Main Street frontage is the side yard with a required 10-foot setback; the north perimeter is the rear yard with a required 20-foot setback; and the east perimeter, including the interior lot lines abutting the water basin parcel, are the side yards with a required 10-foot setback.

The project requires the construction of several retaining walls along the northern, eastern and southern property lines in order to create level pads for the development. In no case shall the retaining walls exceed the maximum required wall height per the CMC, as measured from the highest grade. The project will have vehicular access from Main Street and Chase Drive.

SITE PLAN:



ENVIRONMENTAL SETTING:

Site Description: The Project Site is relatively flat and characterized as disturbed/ruderal and is currently vacant, with the exception of numerous on-site tree stumps. Until recently, the subject property consisted of a 4,067 single-family home with an approximate 1,122 square foot two-car attached garage. Approximately three quarters of the site, behind the former home, contained an orange orchard.

Site Surroundings: The project site is located at the northern portion of the South Corona Community Facilities Plan (SCCFP). The property to the north contains two medical office buildings and is also zoned QP within the Mountain Gate Specific Plan and the SCCFP. To the west of the project site is Main Street, and beyond Main Street, approximately 100 feet away, is a single-family residential development. To the immediate northeast of the project site is the Riverside County flood control channel and to the immediate southeast is a vacant water detention basin. Beyond the channel and basin is a single-family residential development; and to the south is Chase Drive, and beyond Chase Drive, approximately 100 feet away, is a single-family residential development.

GENERAL PLAN \ ZONING:

The project site is located within the Mountain Gate Specific Plan (SP-89-1) and is zoned QP (Quasi-Public). The site is designated OP (Office Professional) on the city's General Plan land use map. The proposed development consists of a two-story health club facility. Health clubs are permitted uses within the QP designation. It is also permitted within the OP land use designation. Therefore, the proposed project is consistent with the property's current zoning and General Plan land use designation. Onsite and adjacent land uses, General Plan land use designations and zoning classifications are shown in Table 1 below.

Table 1: Land Uses, General Plan Land Use Designations and Zoning Classifications

Location	Current Land Use	General Plan Land Use	Zoning
Subject Site	Vacant	OP (Office Professional)	QP (Quasi-Public)
North	Medical Buildings	OP (Office Professional)	QP (Quasi-Public)
East	Vacant/Water Basin	LDR (Low Density Residential)	Water/Utility
South	Single Family Homes	LDR (Low Density Residential)	SFD (Single Family Detached)
West	Single Family Homes	LDR (Low Density Residential)	R-1-7.2 & R-1-9.6 (Single Family Residential)

Source: Field inspection February 2023, City of Corona GIS, General Plan Land Use and Zoning Maps, Google Earth

STAFF RECOMMENDATION:

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

___ The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**

__ The proposed project could have a significant effect on the environment; however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**

_X_ The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**

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

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

___ There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- ❑ Land Use Planning
- ❑ Population and Housing
- ❑ Geologic Problems
- ❑ Hydrology and Water Quality
- ❑ Air Quality
- ❑ Transportation / Traffic
- ☒ Biological Resources
- ❑ Mineral Resources
- ☒ Hazards / Hazardous Materials
- ☐ Noise
- ❑ Public Services
- ❑ Utilities
- ☐ Aesthetics
- ☒ Cultural Resources
- ❑ Agricultural Resources
- ❑ Greenhouse Gases
- ☒ Tribal Cultural Resources
- ❑ Mandatory Findings of Significance
- ❑ Wildfire
- ❑ Energy

Date Prepared: March 20, 2023 Prepared By: Rocio Lopez, Consulting Planner

Contact Person: Rocio Lopez Phone: (951)736-2293

AGENCY DISTRIBUTION
(check all that apply)

_____ Responsible Agencies

_____ Trustee Agencies (CDFG, SLC, CDPR, UC)

_____ State Clearinghouse (CDFG, USFWS, Redev. Projects)

_____ AQMD

_____ Pechanga

_____ Soboba

__X__ Rincon

_____ WQCB

_____ Other_____

UTILITY DISTRIBUTION

_____ Southern California Edison

Southern California Edison
Adriana Mendoza-Ramos, Esq.
Region Manager, Local Public Affairs
1351 E. Francis St.
Ontario, CA 91761

Southern California Edison
Karen Cadavona
Third Party Environmental Review
2244 Walnut Grove Ave.
Quad 4C 472A
Rosemead, CA 91770

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

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

Discussion:

a. The project site is located at the northern portion of the South Corona Community Facilities Plan (SCCFP) and has a zoning of QP (Quasi-Public) per the Mountain Gate Specific Plan, which permits health clubs as permitted use by right. The General Plan land use map designates the site as Office Professional (OP) which accommodates a broad range of commercial, office, medical office and other compatible uses. The proposed project consists of a health club facility totaling 52,423 square feet on 4.09 acres. Since both the QP and OP designations allow for this type of land use, the development does not conflict with the city's Land Use Policies, and no mitigation is required.

b. The project site is located in an area that is predominantly residential. It is surrounded by two medical office buildings to the north and Main Street to the west. Beyond Main Street, approximately 100 feet away, is a single-family residential development. To the immediate northeast of the project site is the Riverside County flood control channel and to the immediate southeast is a vacant water detention basin. Beyond the channel and basin is a single-family residential development; and to the south is Chase Drive, and beyond Chase Drive, approximately 100 feet away, is a single-family residential development. As the project site is within the appropriate zone and General Plan land use for the proposed use, it will not conflict with surrounding land uses. Furthermore, Main Street, Chase Drive, water detention basin, and channel provide a buffer between the project site and surrounding sensitive residential uses.

c. The proposed health club use is considered to be generally passive and therefore, can be established next to or nearby residential neighborhoods as defined in the QP designation of the Mountain Gate Specific Plan. For this reason, the project does not conflict with the surrounding land uses nor does it physically divide the established residential community, and therefore, no mitigation is warranted.

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

Discussion:

a & b:

The project will not induce substantial growth, nor will it displace substantial numbers of existing housing or people. The former single-family residence was demolished when the previous owner sold the property. The project will implement and will be consistent with the permitted land uses identified in the QP zone and the OP General Plan land use designation. Therefore, no mitigation is warranted as the proposed development will not impact population and housing within the city.

3. GEOLOGIC PROBLEMS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	☐	☐	☒	☐
b. Grading of more than 100 cubic yards	☐	☐	☒	☐
c. Grading in areas over 10% slope	☐	☐	☒	☐
d. Substantial erosion or loss of topsoil	☐	☐	☐	☒
e. Unstable soil conditions from grading	☐	☐	☐	☒
f. Expansive soils	☐	☐	☐	☒

Discussion:

a. Per the City's GIS Property Information application and the Preliminary Soil Investigation report prepared by Geo-Etka, Inc. (December 20, 2022), there are no known active faults crossing or projecting through the site. The site is not located in a Alquist-Priolo earthquake fault zone and thus, ground rupture due to faulting is considered unlikely at this site. The project will be subject to city and county local codes, the latest California Building Code (CBC), and the engineering recommendations in the project's Preliminary Soil Investigation report. Therefore, any potential impacts related to fault/seismic failures would be reduced to less than significant impact and no further mitigation would be necessary.

b. The project would involve grading of more than 100 cubic yards. According to the project's conceptual civil plans prepared by ITF & Associates, Inc., grading on the project site would cut approximately 6,000 cubic yards, while fill would be approximately 3,100 cubic yards. Additionally, the applicant is required to comply with the recommendations and guidelines of the Preliminary Soil Investigation report. The applicant is also required to adhere to the city's grading regulations, ordinances and the grading specifications identified in the soil investigation report to reduce any impacts associated with the grading process, such as frequent watering of the site and cleaning of haul roads. The applicant's compliance with the above requirements will be ensured upon obtaining grading permits from the city's Development Services Division, thereby resulting in a less than significant impact and, therefore, no additional mitigation would be required.

c. The subject site is located in an area containing relatively flat terrain that had been developed with a single-family home, two car garage and orange orchard for agricultural purposes. The property will be graded in accordance with the approved grading plan and the Preliminary Soil Investigation Report prepared for this project. Therefore, landslides and grading on over 10% slopes are not expected to be an issue. No further mitigation would be necessary.

d. & e.

Development of the project would require the movement of on-site soils. Prior to the issuance of grading permits, the project applicant would be required to submit to the City detailed grading plans for the project site and would be required to comply with applicable city grading regulations established in the Corona Municipal Code. Furthermore, development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. Additionally, the project is required to submit a final Water Quality Management Plan (WQMP) which would identify measures to treat and/or limit the entry of contaminants into the storm drain system. Since the project is required to adhere to the City's grading regulations, obtain an NPDES Permit, and prepare an SWPPP and WQMP, impacts associated with soil erosion hazards are less than significant and no mitigation is required.f. Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade. Based on laboratory classification and testing by GEO-ETKA, INC.

Soil Engineering and Geology Material Testing and Inspections, the soil onsite is expected to have a very low to low expansion potential. Therefore, no further mitigation is warranted with respect expansive soils.

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

Discussion:

a., c., & e.

Development of the project site would increase the area of impermeable surface paving which will result in an increase in surface runoff. The applicant has submitted a preliminary Water Quality Management Plan (WQMP) prepared by Yefim Tsalyuk (Revised 3/1/23) to ensure that the project addresses potential water quality impacts. The applicant will be required to implement on site the Best Management Practices (BMPs) identified in the preliminary WQMP to minimize pollutant runoff into the City's storm water drainage system. A BMP for the project is to maintain landscaping using minimum or no pesticides. Another BMP is to sweep sidewalks and parking areas regularly and to prevent accumulation of litter and debris. The applicant will implement underground storm water detention and infiltration systems on the northwest and northeast portions of the site. Prior to issuance of a grading permit, the applicant will be required to submit a final WQMP to be reviewed by the City's Land Development Division. This will result in a less than significant impact to water quality and therefore, no further mitigation is required.

b.

Per the city's Draft Temescal Subbasin Groundwater Sustainability Plan (September 2020), the project site is located in the Temescal Groundwater Basin of the Upper Santa Ana River Valley Basin. The Temescal Groundwater Basin encompasses a surface area of 23,500 acres (37 square miles) with recharge predominantly occurring from percolation of precipitation on the valley floor and infiltration of stream flow within tributaries exiting the surrounding mountains and hills. The proposed project's ability to interfere substantially with groundwater recharge lies within the installation of impermeable surfaces, which would reduce the amount of land available for groundwater recharge. Although the development of the proposed project would result in the installation of impermeable surfaces and infrastructure, the amount of land rendered impermeable by implementation of the proposed project is less than one percent of the total area of 23,500 acres of the groundwater basin's total recharge area. The project does not present a loss of permeable surface area for the Temescal Groundwater Basin, therefore, impacts associated with this topic are considered to be less than significant and no mitigation would be required. Furthermore, the project does not propose construction of wells or direct pumping of groundwater.

f. & g.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMS), the project site is not

within the 100-year or 500-year flood hazard areas. Development of the project site will not result in a flooding hazard, nor will it expose the site and surrounding area to flooding. Therefore, no impacts are anticipated with respect to flooding and no mitigation is required.

h.
The project is designed to ensure that the runoff generated by the project can be intercepted and conveyed to the existing off-site storm drain system in a safe and nondestructive manner, while adhering to regional and local design requirements, including those requirements within the project's WQMP's. Also, the proposed flows and capacities generated by the new development do not exceed the capacity of the existing stormwater system and do not increase the potential for on-site or off-site flooding. Therefore, the development of the project site would not result in exceeding the capacity of the city's storm drain system and no mitigation is warranted.

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

Discussion:

An Air Quality & Greenhouse Gas Impact Study was prepared by RK Engineering Group, Inc. (December 16, 2022) for the project to analyze potential air impacts associated with the proposed project. Emissions were calculated using the latest the California Emissions Estimator Model Version 2020.4.0 (CalEEMod), approved by the South Coast Air Quality Management District (SCAQMD) to calculate criteria air pollutants and GHG emissions during the construction and operation of the project. The following discusses the project's compliance to air quality plans and potential short-term and long-term air quality impacts.

a. The project site is located within the South Coast Air Basin, an area covering approximately 6,745 square miles and bounded by the Pacific Ocean to the west and south and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is regulated by the SCAQMD which is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in nonattainment. At the state level, air quality is regulated by the California Air Resources Board (CARB) and at the federal level it is the U.S. Environmental Protection Agency (EPA). The project would be subject to SCAQMD's Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. The 2016 AQMP is based on projections originating with county and city general plans. Since the proposed project is consistent with the City of Corona General Plan, the project would be consistent with the 2016 AQMP. Therefore, no impacts would occur with respect to AQMP implementation, and no mitigation measures are required.

b. See discussion under Section 5.c.

c. The Air Quality & Greenhouse Gas Impact Study analyzed short-term (construction) and long-term (operation) air impacts associated with the proposed project. The following discusses the proposed impacts.

   <u>Short-term Impacts</u>
   Short-term air quality impacts are typically associated with grading and construction of the proposed project. Temporary air emissions would result from the following activities:

   - Particulate (fugitive dust) emissions from grading and building construction; and

- Exhaust emissions from the construction equipment and motor vehicles of the construction crew.

Construction of the project is estimated to begin in the year 2023 and last approximately 10 months. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating. The project is expected to be operational in the year 2023. Any project with daily regional emissions that exceed any of the regulated thresholds should be considered as having an individually and cumulatively significant air quality impact. Construction activities would include site preparation, grading, building construction, paving, and the application of architectural coatings. Construction equipment would include excavators, graders, dozers, tractors, a water truck during grading; cranes, forklifts, generators, tractors, welders during building construction; pavers, mixers, rollers and paving equipment during paving, and air compressors during architectural coatings. These activities would result in emissions of VOCs, NOx, CO, SO2, PM10, and PM2.5 which have regional significance thresholds established by the SCAQMD. During construction, the project is expected to comply with the regulatory construction requirements under the SCAQMD Rules. The project's estimated maximum daily construction emissions are summarized below in Table 5-A. As shown, emissions resulting from project construction would not exceed the SCAQMD regional thresholds of significance for regulated pollutants. Therefore, a less than significant impact would occur, and no mitigation is required.

TABLE 5-A
Expected Daily (Short-Term) Construction Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Demolition	2.33	21.77	20.26	0.04	1.36	1.01
Site Preparation	2.73	27.57	18.90	0.04	8.99	5.08
Grading	1.77	17.97	15.30	0.03	3.65	2.07
Building Construction	1.89	15.60	19.47	0.04	1.77	0.95
Paving	1.43	8.84	12.92	0.02	0.66	0.46
Architectural Coating	29.21	1.34	2.36	0.00	0.24	0.12
Maximum[1]	**29.21**	**27.57**	**19.47**	**0.04**	**8.99**	**5.08**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Source: Fitness Mania Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, December 16, 2022)

Long-term Impacts

Long-term air quality impacts are associated with operational activities the proposed project that will result in emissions of VOCs, NO_X, CO, SO_2, PM10 and PM2.5. Operational emissions would be expected from the following three sources related to the long-term operations of the proposed project:

- Mobile source emissions (project vehicle trips)
- Area source emissions (usage of natural gas, landscape equipment, and architectural coatings)
- Energy source emissions (usage of electricity and natural gas for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics)

The area, energy, mobile sources are calculated using CalEEMod. CalEEMod utilized the proposed land use and then estimates worst-case air quality emissions from worst-case trip generations. Also, emissions are calculated using the State of California EMFAC (Emission Factor) 2017 model, which is built into the CalEEMod. Estimates are provided for both the Summer and Winter operational months. Shown in Table 5-B, the project's expected daily long-term emissions would not exceed the SCAQMD thresholds for VOCs, NO_X, CO, SO_2, PM10 and PM2.5. Therefore, this would be less than significant, and no mitigation is required.

Table 5-B:
Expected Daily (Long-Term) Operational Emissions

Maximum Daily Emissions (lbs/day)[1,2]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	4.97	5.82	39.58	0.08	8.22	2.24
Energy Sources	0.05	0.45	0.38	0.00	0.03	0.03
Area Sources	1.23	0.00	0.01	0.00	0.00	0.00
Total	**6.24**	**6.27**	**39.97**	**0.09**	**8.26**	**2.27**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.
[2] Daily emissions reports are provided in Appendix A.

Source: Fitness Mania Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, December 16, 2022)

d. LSTs

A Localized Significance Thresholds (LSTs) analysis was conducted for the project. LST analyses are applicable to project sites that are five acres or less per SCAQMD. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Regional Board (CARB), which establishes ambient air quality standards for major pollutants to protect public health, has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65 years of age, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the project site include surrounding residences located to the south, beyond Chase Drive, and west, beyond Main Street, of the project site. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area source only). LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology to assist lead agencies in analyzing localized air impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five-acre projects emitting CO, NOx, PM2.5, or PM10. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The nearest Source Receptor Area (SRA) is located 54 meters from the site.

Tables 5-C and 5-D illustrate the project's construction and operational related localized emissions and compare the results to SCAQMD 2-Acre LST Emission Thresholds. The emissions in both tables will be below the SCAQMD thresholds. However, the results assume that the project would be complying with all standard SCAQMD rules and requirements with regard to fugitive dust control. For reference, the applicable fugitive dust control measures are listed below. These are design features, which the project is required to comply with and are included in the project conditions of approval for PP2022-0004 and V2022-0002. With implementation of the dust suppression techniques, the project's construction and operational impacts to localized air resources would be less than significant.

Table 5-C: Localized Construction Emissions

Maximum Daily Emissions (lbs/day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	27.52	19.64	8.78	5.03
SCAQMD Construction Threshold[2]	216.8	1,335.8	9.0	6.3
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

[1] Maximum unmitigated daily emission during summer or winter; includes on-site project emissions only.
[2] Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. SRA-22, Norco/Corona, 3.5-acre site, receptor distance 25 meters.

Source: Fitness Mania Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, December 16, 2022)

Table 5-D: Localized Operational Emissions

Maximum Daily Emissions (lbs/day)[1]				
LST Pollutants	NOx (lbs/day)	CO (lbs/day)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
On-site Emissions[1]	0.75	2.37	0.4	0.1
SCAQMD Operation Threshold[2,3]	216.8	1,335.8	2.4	1.8
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

[1] Maximum daily emission in summer or winter.
[2] Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the project site.
[3] Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 22, Norco/Corona disturbance area of 3.5-acre and receptor distance of 25 meters.

Source: Fitness Mania Project Air Quality & Greenhouse Gas Impact Study (RK Engineering Group, Inc, December 16, 2022)

e. It is not expected for the development to include any use or activities that would result in potentially significant odor impacts for the long-term as the uses are residential and general commercial. Also, construction activities associated with the project may generate odors from heavy-duty equipment exhaust, but the odors would be short-term in nature and cease upon project completion. Therefore, odor nuisance is not expected to be an issue and no mitigation would be required.

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

Discussion:

a. The project site is located at the northeast corner of South Main Street at Chase Drive. Access to the project site will be provided via a full-ingress/right-out only unsignalized access driveway on Main Street and a full-access unsignalized access driveway on Chase Drive. The project will include the installation of a raised median along Main Street in front of the project site, as well as the construction of a 100-foot southbound left-turn pocket for the Main Street project access. This project-specific improvement will also include the widening of Main Street in front of the project site to be a 4-lane roadway. Additionally, the proposed project will extend the existing westbound left-turn pocket at the intersection of Main Street at Chase Drive approximately fifty-five (55) feet to provide a 100-foot pocket. The project will also modify the northbound approach of Main Street at Chase Drive to consist of one (1) left-turn lane, one (1) through lane, and one (1) shared through/right-turn lane. The project, as designed, meets the goals, policies and objectives of the City's General Plan Circulation Element, the Mountain Gate Specific Plan and the South Corona Community Facilities Plan. Therefore, the project would not conflict with the city's applicable traffic plans, ordinance, or policies related to the performance of the city's circulations system, and no mitigation is warranted.

b. RK Engineering Group prepared a Traffic Impact Study for the project (dated September 12, 2022) that reviewed the project's potential impacts to VMT and roadway network operations (level of service) in the study area.

VMT Assessment

Section 15064.3 of the State CEQA Guidelines provide the criteria for analyzing transportation impacts of projects when measuring vehicle miles traveled. The City of Corona's Local Guidelines for Implementing CEQA incorporated the provisions of Section 15064.3. The city also has a draft memorandum regarding VMT Analysis Guidelines prepared by Fehr & Peers dated January 11, 2019, which establishes the methodologies for analyzing VMT and defines thresholds of significance related to potential VMT impacts for the City of Corona. Under the VMT Analysis Guidelines, a significant impact would occur if either condition below is met:

• Project Level Impact: A project should be considered to have a significant impact if the project generates total daily VMT per Service Population (VMT/SP) above the existing total daily VMT/SP average for the City.

• Cumulative Effect on VMT: A cumulative impact would occur if the project results in a negative effect on VMT/SP at the Citywide level. The buildout of the project causes total daily VMT/SP within the city to be higher than the no-project alternative under cumulative conditions at buildout (year 2040).

The city's current established VMT thresholds are based on a 2017 baseline year and at buildout year 2040:

• 2017 Baseline Year – 30.2 VMT/SP.

• 2040 Buildout Year – 32.6 VMT/SP.

Project Screening: The City of Corona VMT Analysis Guidelines state that the thresholds and methodology should be used in conjunction with the Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR, December 2018). The OPR advisory exempts local serving retail projects of up to 50,000 square feet or up to 10,000 square feet of office space. The Technical Advisory further recommends analyzing each use separately, or simply focusing analysis on the dominant use, and comparing each result to the appropriate threshold.

The project includes a 52,423 square foot health club facility with ancillary uses that include laundry services, office space, cafeteria/kitchen, retail, and a kids club. The project's components are within the size limits to be screened from further VMT assessment under the presumption that they will result in a less-than-significant impact. Since the project's components screen out, the VMT analysis for the project focuses on the VMT from the health club portion of the project, which is the dominate use.

Analysis Methodology: The Corona General Plan Model (CGPM) was utilized to prepare VMT estimates for baseline and future conditions. The following methodology was utilized to prepare the VMT estimate:

• Project Level VMT was estimated for the project TAZ using the Origin-Destination (OD) Method which tracks the model final assignment total TAZ trips and full trip distance to and from the project TAZ. Project Level VMT was estimated using the base year (2017) model.

VMT Evaluation:

• Project Level VMT: The project's VMT/SP is 35.1 miles, which is below the City's VMT/SP threshold of 40.6 miles for the base year. Therefore, the project is forecast to have a less-than-significant impact on baseline VMT.

Level of Service (LOS) Analysis

Although the city's CEQA checklist no longer considers level of service (LOS) as a means of determining a significant effect on the environment, the city still uses LOS to determine if an applicant's project needs to construct certain circulation improvements or participate in the fair share cost toward the construction of future circulation improvements. Circulation improvements, if required, would be added as a condition of approval for the project. Per the General Plan, the acceptable LOS for intersections within the City of Corona is LOS C or better for local intersections in residential/industrial areas, and LOS D or better for collector and arterial intersections.

The following study locations were evaluated in the analysis due to their proximity to the project site:

Study Intersections:

1. Main Street at Ontario Avenue (signalized);
2. Magnolia Avenue at Ontario Avenue (signalized);
3. Main Street at Montoya Drive (signalized);
4. Magnolia Avenue at Santana Way (signalized);
5. Magnolia Avenue/Main Street at Main Street (signalized);
6. Main Street at Citrus Way (signalized);
7. Main Street at Chase Drive (signalized);
8. Main Street at Foothill Parkway (signalized);
9. Main Street at Project Access 1 (unsignalized); and
10. Project Access 2 at Chase Drive (unsignalized).

Study Roadway Segments:

1. Main Street between Ontario Avenue and Montoya Drive (4-lane Major Arterial);
2. Magnolia Avenue between Ontario Avenue and Santana Way (6-lane Major Arterial);
3. Main Street between Montoya Drive and Magnolia Avenue (4-lane Major Arterial);
4. Magnolia Avenue between Santana Way and Main Street (6-lane Major Arterial);
5. Main Street between Magnolia Avenue and Citrus Way (5-lane Major Arterial);
6. Main Street between Citrus Way and Project Access 1 (4-lane Major Arterial); and
7. Main Street between Chase Drive and Foothill Parkway (4-lane Major Arterial).

The TIA evaluated traffic conditions under the following scenarios:

- Existing (2022) Conditions
- Existing (2022) Plus Project Conditions
- Project Opening Year (2023) with Background Traffic Conditions
- Project Opening Year (2023) with Background Traffic and Proposed Project Conditions

The project will include the installation of a raised median along Main Street in front of the project site, as well as the construction of a 100-foot southbound left-turn pocket for the Main Street project access. This project-specific improvement will also include the widening of Main Street in front of the project site to be a 4-lane roadway. Additionally, the proposed project will extend the existing westbound left-turn pocket at the intersection of Main Street at Chase Drive approximately fifty-five (55) feet to provide a 100-foot pocket. The project will also modify the northbound approach of Main Street at Chase Drive to consist of one (1) left-turn lane, one (1) through lane, and one (1) shared through/right-turn lane. All of the ten (10) study intersections included in this analysis are required to operate at LOS D or better. The acceptable LOS for intersections within the City of Corona is LOS D or better for collector and arterial intersections. All study roadway segments are currently operating, and are forecast to continue to operate, at an acceptable LOS (LOS C or better) for all analysis scenarios evaluated as part of this study.

c. See discussions under 6b.

d. See discussions under 6b.

e. The project site is located approximately 4.6 miles southeast of the Corona Municipal Airport. The proposed health club facility is no more than 40 feet in height. Because of the project site's distance from the airport and the proposed height of the building, the project would not impact air operations, nor would it cause change to air traffic patterns. Additionally, the project is not located within an airport land use compatibility zone. Therefore, no impact related to this issue would occur and no mitigation is required.

f. The design of the project's access, internal circulation, and surrounding circulation have been reviewed for approval by the City Traffic Engineer for traffic hazards. Therefore, no impacts are expected.

g. The project design has been reviewed for approval by the city's Fire Department for emergency access; therefore, no impacts are expected.

h. See discussions under Sections 6.a, b, c, d, and e.

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

Discussion:

a. A Biological Assessment Report was prepared by BLUE Consulting Group for this project on December 21, 2022. The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The project is not located within any MSHCP designated Criteria Areas or Subunits. As such, the project is not subject to Cell Criteria compliance under the MSHCP. The project, however, is within RCA's MSHCP Burrowing Owl Survey (MSHCP). The BUOW breeding season is typically March through August with peak breeding activity occurring in April and May. Habitat assessments for BUOW were conducted by BLUE Consulting Group in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (Environmental Programs Department, 2006) (BUOW Survey Instructions). The survey was conducted on August 29, 2022. No burrowing owls or evidence of suitable habitat for the burrowing owl were found on site. Although there were no burrowing owls found, the project is required to conduct a 30-day pre-construction survey for the burrowing owl prior to ground disturbance. This would ensure that there is no accidental taking of any burrowing owls during grading and construction. Compliance with this requirement would reduce impacts to less than significant. **[MM 7-A].**

b. Section 6.1.2 of the MSHCP defines Riparian/Riverine areas as "lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year."

Riparian/Riverine areas as defined by the MSHCP were not present within the survey area, as identified in the Biological Assessment Report, and therefore no impacts were identified.

c. The project site is not located within a federally projected wetlands area. Furthermore, the project footprint does not fall within any Public/Quasi-Public (PQP) or other MSHCP Conserved Lands.

d. The project site formerly contained orange grove trees towards the rear half of the property. The project site currently contains tree stumps which will be removed once the site is graded for construction. As such, the project will not have any impacts to nor will it interfere with wildlife corridors or migratory species.

e. See discussion under 7a.

f. See discussion under 7a.

Mitigation Measure

MM 7-A: Within thirty (30) days prior to issuance of a grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction clearance survey for the burrowing owl to the Planning and Development Department for review. Such survey shall be in conformance with the Riverside Conservation Authority's MSHCP's 7.3 Criteria, including Section 6.3.2. If burrowing owls are found onsite prior to ground disturbance, the applicant shall immediately inform the City, RCA, and the Wildlife Agencies (i.e. CDFW and USFWS), and coordinate further with the City, RCA, and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

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

Discussion:

a. Per Figure 4.2 of the 2020-2040 General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resources site. Therefore, no mitigation is warranted.

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

Discussion:

a., b. & d.

A Phase I Environmental Site Assessment (Phase I ESA) was conducted for the project site by Priority 1 Environmental (dated September 22, 2022), to evaluate the physical conditions of the project site and to uncover any hazardous wastes that may have previously been used, treated, stored, or disposed on the project site. The site was listed in Environmental Records Sources searched under the Hazardous Waste Tracking System (HWTS) database. As discussed within Section 5.2 of the Phase 1 ESA, the site was formerly identified as Tom's Farms created in May 5, 1987 and inactive as of October 25, 2000. This is consistent with the former orange grove agricultural uses at the site.

Additionally, per the ESA, an aboveground storage tank (AST) is visible in aerial photographs in the middle portion of the Subject Property from 1931 to 1985. The AST is also mapped in the 1967, 1973, 1982, and 1988 historical topographic maps. No records were found to indicate if the AST was used for water or petroleum. Based on the nearby water reservoir and the oil tanks mapped to the east in the historical topographic maps (1954, 1967, 1973,

1982, 1988, and 1997), the AST represents a significant data gap and was therefore identified as a Recognized Environmental Constraint (REC). The site was not listed in any other federal or state-reported environmental databases related to underground storage tanks, hazardous waste generation, or hazardous material releases.

Due to the presence of an AST, the Phase 1 ESA recommended a subsurface investigation in the area of the former aboveground storage tank to determine if the tank contained petroleum hydrocarbons and if a significant release to the subject property has occurred. As a result of the Phase 1 ESA recommendation, GEO-ETKA, Inc. conducted soil sample testing for total petroleum hydrocarbons (gasoline and diesel range) and for lead. Two soil samples were collected on September 29, 2022 from the upper 12 to 18 inches from the previously located above ground tank at the subject site. According to the test results as identified in the Soil Sample Test Results for TPH report (updated December 20, 2022), the above test results showed that detected concentration were well below the action levels promulgated by EPA. The levels of these substances in onsite surficial soils were considered within acceptable risk range when compared to available information from EPA.

Nevertheless, GEO-ETKA recommended placing existing surficial soils (upper 12 inches) in bottom of deeper fill areas during grading. **[MM 9-B].**

Additionally, GEO-ETKA, Inc. conducted soil sample testing for Organochlorine Pesticide, PCBs, and Chlorinated Herbicides. Six samples were collected from the upper 6 to 10 inches from random locations. According to the test results as identified in the Soil Sample Test Results for Organochlorine Pesticide, PCBs, and Chlorinated report (updated December 20, 2022), the levels of these substances in on-site surficial soils were considered within acceptable risk range when compared to available information from various agencies.

Nevertheless, GEO-ETKA recommended placing existing surficial soils (upper 12 inches) in bottom of deeper fill areas during grading. **[MM 9-D].**

c. The nearest school to the project site is Calvary Chapel Christian Academy School located approximately .20 miles southwest of the project site. The school is separated from the project site by Main Street and Chase Drive. The development of the proposed project would not include any activities that would result in hazardous emissions or handle hazardous materials, substances, or waste in a manner that could result in toxic emissions as identified in the Soil Sample Test Results discussed in 9 a, b & d. However, mitigation measures MM9-B and MM9-D will be implemented resulting in a less than significant impact.

e. The nearest airport to the project site is the Corona Municipal Airport, located approximately 4.6 miles northwest of the project site. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified safety or compatibility zone and therefore, does not conflict with the ALUCP and no mitigation is warranted.

f & g.
The project site is not located in proximity to the Cleveland National Forest, nor is it considered an area that can be described as a wildland area. The project site is an infill site located within an urbanized area. Due to the urbanized nature of the surrounding area, the proposed development would not be considered at high risk for fire hazards. Furthermore, all development within the City of Corona is required to comply with all fire code requirements associated with adequate fire access, fire flows, sprinklers, and number of hydrants. Therefore, the project would have no impact and no mitigation is required.

Mitigation Measures

MM 9-B & 9-D: Prior to the issuance of a grading permit, the grading plans shall demonstrate that the existing surficial soils, upper 12 inches, will be placed at the bottom of deeper fill areas during grading.

10. NOISE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	☐	☐	☒	☐
b. Exposure to excessive noise levels/vibrations	☐	☐	☒	☐

c.	Permanent increase in ambient noise levels	☐	☐	☒	☐
d.	Temporary increase in ambient noise levels	☐	☐	☒	☐
e.	Conflict with Airport Land Use Plan noise contours	☐	☐	☐	☒

Discussion:

The Fitness Mania Noise Impact Study, dated February 1, 2023, was prepared by RK Engineering to analyze noise impacts associated with project. The following discussions are based on the findings of the Noise Impact Study.

a. The nearest existing noise-sensitive land uses include the residential properties that are located approximately 70 feet to the south of the project site across Chase Drive (as measured from property lines); 80 feet to the west of the project site across Main Street (as measured from property lines) and 35 feet to the northeast of the project site across the flood control channel (as measured from property lines). See Figure 1. The Noise Impact Study analyzed short-term and long-term noise impacts associated with the proposed project. Short-term impacts would be associated with the construction phase of the project, while long-term impacts would be associated with the operational phase of the project and includes parking lot noise and mechanical HVAC equipment.

Figure 1: Locational Map

Short-term (Construction) Noise Impacts

Construction of the project would include preparation, grading, paving, building, construction and architectural coating. Ground-borne noise and other types of construction related noise impacts would typically occur during excavation activities of the grading phase which has the potential to create the highest levels of noise.

RK Engineering analyzed potential noise impacts during all expected phases of construction, and noise levels are calculated based on an average distance (250 feet) of equipment over an 8-hour period to the nearest adjacent

residential properties. The worst-case scenario construction phase noise levels would be approximately 78 dBA at the nearest adjacent residential properties. However, construction would occur throughout the project site and would not be concentrated or confined in a single area. Also, the project is required to comply with Corona Municipal Code Section 17.84.040, which permits construction activities between the hours of 7:00 AM and 8:00 PM, Monday through Saturday, and 10:00 AM to 6:00 PM on Sundays and federal holidays. Additionally, although construction activity is exempt from the noise standards in the City's Municipal Code, the Federal Transit Administration (FTA) provides guidelines for assessment of construction noise impacts in the Transit Noise and Vibration Impact Assessment Manual. The expected construction noise levels were therefore analyzed by the Noise Impact Study using the General Assessment construction noise criteria provided by the FTA. FTA guidelines recommend using an average noise level (Leq) threshold, which takes into consideration fluctuations in activity and equipment usage throughout the day.

To further reduce the potential for noise impacts, implementation of the design features which are listed below would further minimize construction noise impacts. The design features are included in the project's Conditions of Approval for PP2022-0004. Thus, the project's short-term noise impacts would be less than significant.

Required Short-term Project Design Features:

- ✓ Construction-related noise activities shall comply with the requirements set forth in the City of Corona Municipal Code Chapter 17.84.040:

  1. Construction shall not occur between the hours of 8:00 p.m. and 7:00 a.m. Monday through Saturday;

  2. Construction shall not occur between the hours of 6:00 p.m. and 10:00 a.m. on Sundays and federal holidays.

- ✓ During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.
- ✓ Locate staging area, generators and stationary construction equipment as far from any adjacent sensitive receptors as reasonably feasible.
- ✓ Obtain a construction work permit from the City of Corona prior to starting construction.

Long-term (Operational) Noise Impacts

Long-term noise impacts associated with the project would be generated from parking lot noise and mechanical HVAC equipment. Operational noise was analyzed at all adjacent property lines surrounding the project site and at the nearest existing residential properties. See Figure 2. The noise analysis considered all project noise sources operating simultaneously during the daytime (7:00 a.m. to 10:00 p.m.) at the property lines of the nearest adjacent residential properties. The project is subject to the City's noise standards for stationary noise under CMC Section 17.84.040(C). The stationary noise standards are shown in Table 10.A below.

Table 10.A: City of Corona Stationary Noise Standards

Land Use	MAXIMUM ALLOWABLE NOISE LEVELS			
	Exterior Noise Level		Interior Noise Level	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-, Double- and 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

Figure 2: Typical Operational Day/Night Noise Levels (dBA)

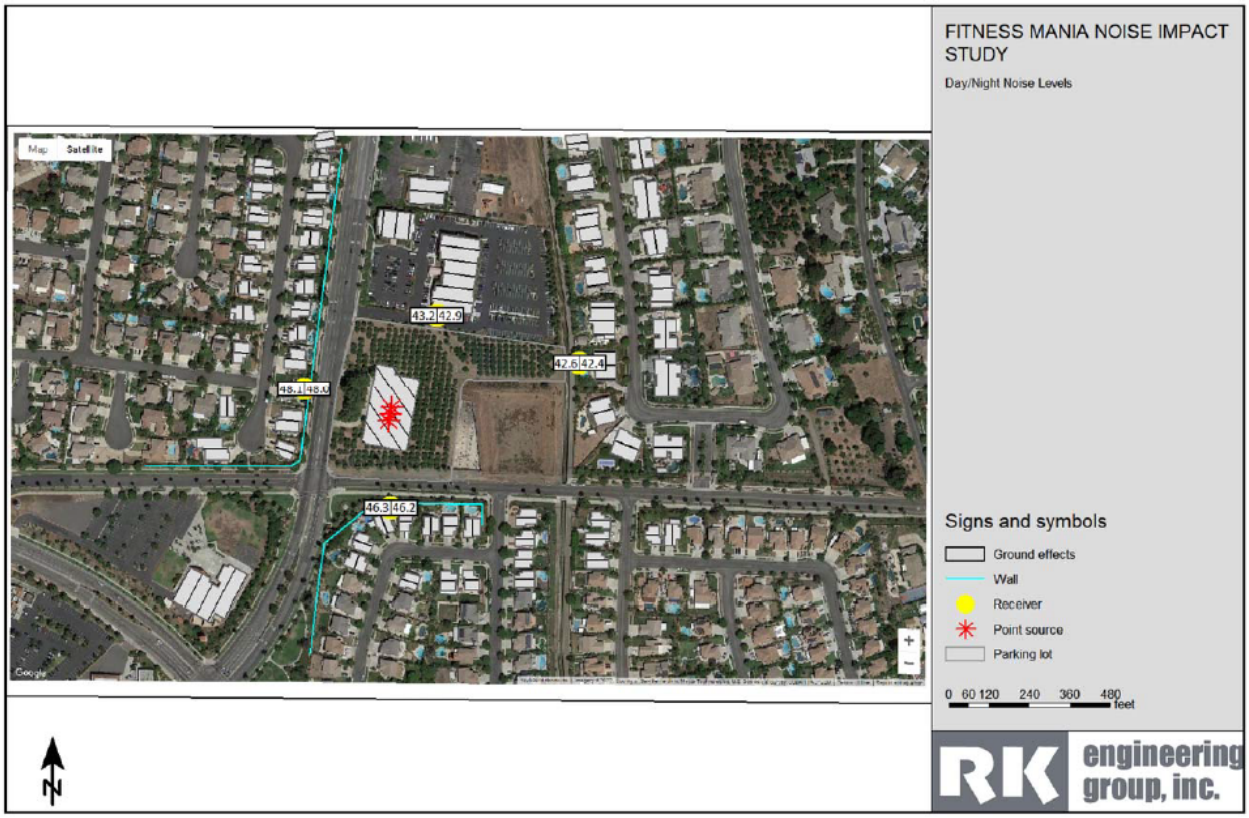


Figure 3: Typical Operational Noise Contour – Daytime

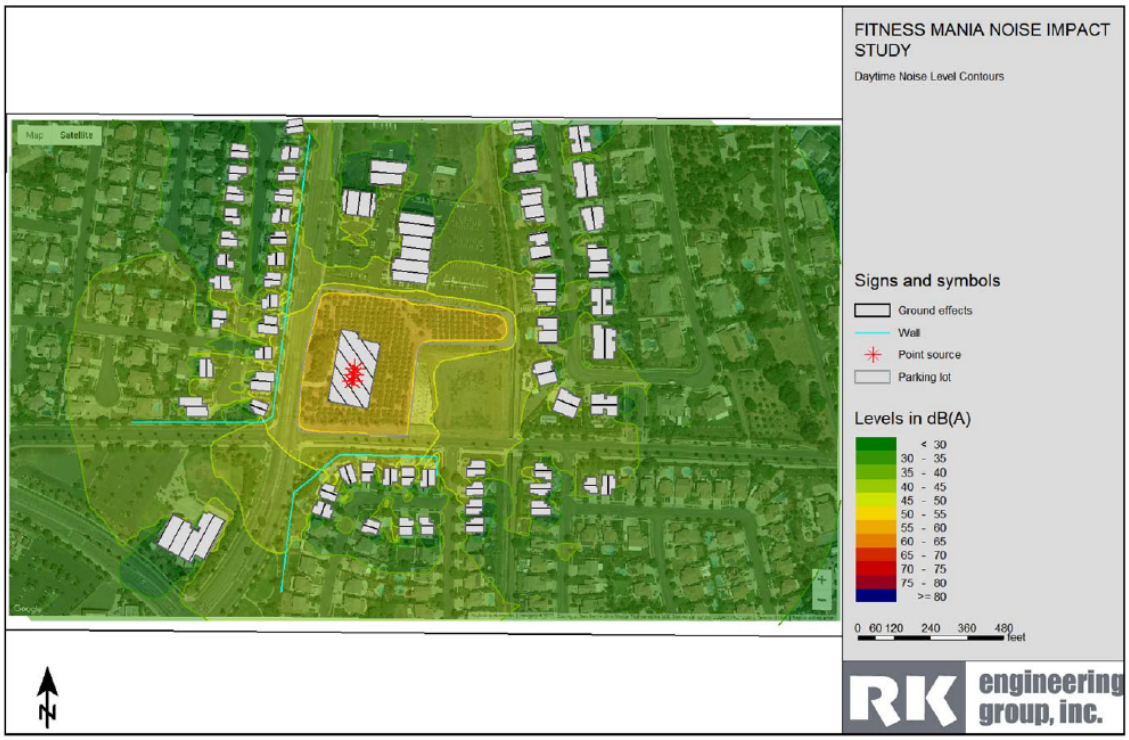
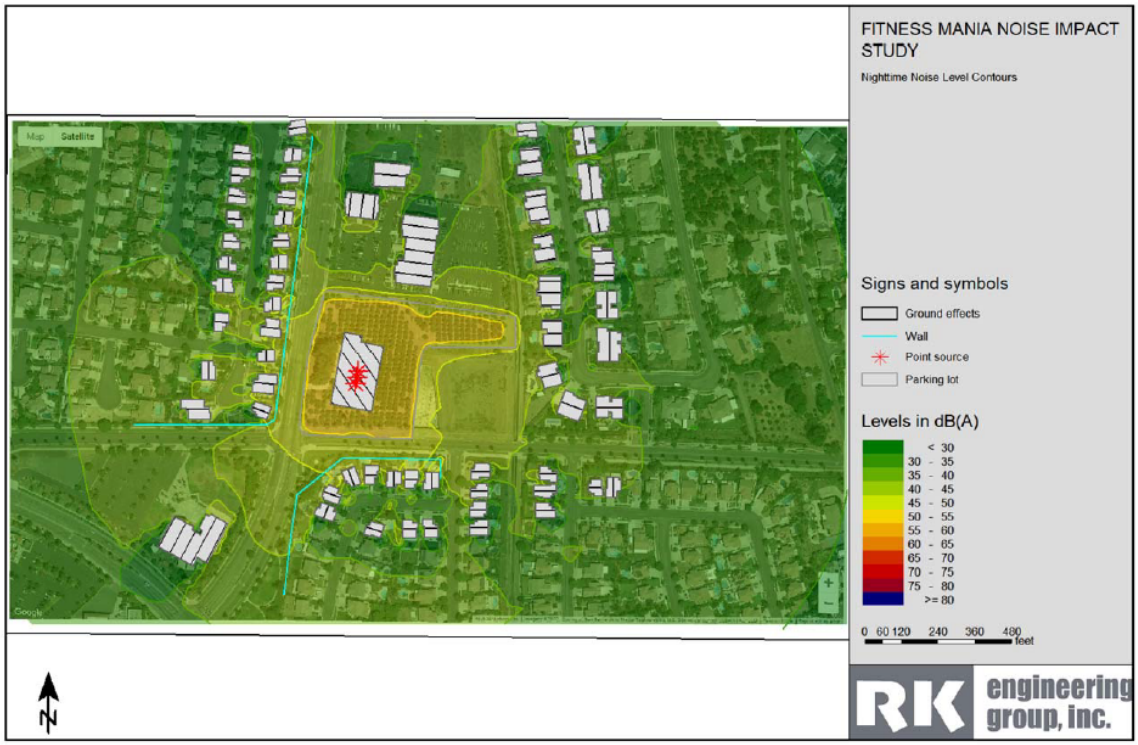


Figure 4: Typical Operational Noise Contour – Nighttime



Noise was measured for the daytime and nighttime hours.

- **Daytime:** Based on the results of the noise analysis, noise levels generated by the project would range from 42.6 dBA to 48.1 dBA measured at the receiver locations shown in Figure 2. These noise levels are below the City's daytime noise standard of 55 dBA at the adjacent property lines. Figure 3 shows the project's noise contours for the daytime hours.
- **Nighttime:** Based on the results of the noise analysis, noise levels generated by the project noise would range from 42.4 dBA to 48.0 dBA measured at the receiver locations shown in Figure 2. These noise levels are below the City's nighttime noise standard of 50 dBA at the adjacent property lines. Figure 4 shows the project's noise contours for the nighttime hours.

The change in the existing noise levels as a result of the project would range from approximately 0.0 dBA to 3.5 dBA during daytime hours. For the daytime hours, the change in the existing noise levels as a result of the project would similarly range from approximately 0.0 dBA to 3.5 dBA during daytime hours. This noise change as a result of the project is considered insignificant because, per the study, because the human can barely perceive a change in noise level of 3 dB.

Note that the results of the long-term noise impact analysis assumes that the project design features listed below are integrated into the project. These design features are a requirement of the project's Conditions of Approval associated with PP2022-0004. Therefore, the project's long-term noise impacts would be less than significant.

Required Long-term Project Design Features:

- Prior to issuance of building permits, the project proponent shall demonstrate to the City building department that the proposed building shell assembly and window assemblies will achieve exterior to interior noise reduction that will meet the State/City building code requirement of 45 dBA CNEL.
- All HVAC equipment and exhaust fans should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment.
- Truck deliveries, loading/unloading activity, and trash pick-up should be limited to daytime (7 a.m. – 10 p.m.) hours only.
- Limit engine idling time for all trucks to 5 minutes or less.

Additionally, the project is required to adhere to the stationary noise standards under CMC Section 17.84.040(C) which would reduce operational noise impacts to the health club facility on the project site to a less than significant level. Therefore, no mitigation is required.

b. Vibration from construction was analyzed in the project's Noise Impact Study (RK Engineering, dated February 1, 2023). To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. The nearest sensitive receptors are the residential structures identified in Figure 1. All structures surrounding the project site are considered "existing residential structures". No historical or fragile buildings are known to be located within the vicinity of the site. Based on the results of the vibration analysis, the project's construction activities would not cause any damage potential to the nearest structures. The annoyance potential of vibration from construction activities would be barely perceptible.

Table 10.B: Construction Vibration Impact Analysis

Construction Activity	Distance from Project Boundary to Nearest Structure (ft)	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential
Vibratory Roller	50	Continuous/Frequent	0.098	Extremely fragile historic buildings, ruins/ancient monuments
Large Bulldozer	50	Continuous/Frequent	0.042	None
Loaded Trucks	50	Continuous/Frequent	0.035	None

c. See discussions under Section 10.a.

d. See discussions under Section 10.a.

e. The project site is located approximately 4.6 miles south of the Corona Municipal Airport. Based on the Riverside County Airport Land Use Compatibility Plan (ALUCP), the project site is not within any identified noise contour or compatibly zone and therefore, does not conflict with the ALUCP and no mitigation is required.

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

Discussion:

a. The Corona Fire Department (CFD) will provide all emergency and medical aid calls to the project site. Station 1, located at the northeast corner area of Magnolia Avenue and Ontario Avenue, will provide first in response to the project site. Station 1 is located approximately 3 miles from the project site and is equipped with a paramedic engine company, water tender, and research engine with several personnel. Average response time to the project site is estimated to be approximately six minutes including travel time and turn-out time. Therefore, response times to the project site will not be impacted and the project does not require the construction of new fire protection facilities.

b. The City of Corona Police Department will provide patrol and emergency response to the project site. The Corona Police Department presently has over 200 employees, including officers and support staff and is stationed at 730 Corporation Yard Way which is approximately 3.4 miles from the project site. The City's police patrol officers work assigned zones throughout the city; therefore, officers responding to the project site can come from either the city's police station or from their assigned zone while on patrol. Therefore, police services are not anticipated to be impacted by the proposed project and the project does not require the construction of new police protection facilities.

c. The proposed project will not lead to the generation of additional students at the Corona Norco Unified School District. However, the project applicant may be subject required to pay statutory school fees at the time of issuance of building permits. Therefore, no additional mitigation beyond the required payment of fees to the school district apply.

d. Since new development over time will potentially impact existing city services, such as streets, police and fire services, parks, and library services, project applicants are required to pay the adopted development impact fees that are in effect at the time of issuance of building permits and construct necessary facilities. This is enforced by city ordinance (CMC Chapter 16.23); therefore, no additional mitigation is warranted.

e. See discussion under 11.d.

12. UTILITIES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements	☐	☐	☒	☐
b. Involve construction/expansion of water or wastewater treatment facilities	☐	☐	☒	☐
c. Involve construction/expansion of storm drains	☐	☐	☒	☐
d. Sufficient water supplies/compliance with Urban Water Management Plan.	☐	☐	☒	☐
e. Adequate wastewater treatment capacity	☐	☐	☒	☐
f. Adequate landfill capacity	☐	☐	☒	☐
g. Comply with solid waste regulations	☐	☐	☒	☐

Discussion:

a. As required for all projects by the City's Utilities Department, the project is required to construct or guarantee the construction of all necessary public water and sewer facilities needed to serve the project. All water and sewer facilities are required to be designed per the standards of the Utilities Department and Riverside County Department of Health Services and will be reviewed by the Utilities Department during the plan check process. Also, Water Reclamation Facility #1 located at 2250 Railroad Street would serve the proposed development and has adequate capacity. The facility currently has a capacity to treat 11.5 mgd (million gallons per day) of sewer. This would reduce the impacts to less than a significant level and therefore, no mitigation would be required.

b. See discussion under Section 12.a.

c. A Hydrology Study was prepared by ITF & Associates, Inc. on March 6, 2023, to analyze the project's drainage patterns. Per the study, the drainage pattern flows in an easterly direction where flow will be collected in a proposed catch basin located at the northeast portion of the site. The flow from the catch basin will then be directed into detention basin with overflow discharging into the adjacent flood control channel. A separate encroachment permit must be obtained by the applicant from the Riverside County Flood Control District prior to construction. As required by the city, both Main Street and Chase Drive will be widened per city standards. Additionally, the city will require that the applicant construct a landscape median within Main Street, in front of the project site. The flow will be directed into proposed curb & gutter and directed northerly. The flow along Chase Dr. will be directed into proposed curb and gutter and directed easterly. Therefore, the proposed flows and capacities generated by the new development do not exceed the capacity of the existing stormwater system and do not increase the potential for onsite or offsite flooding.

d. A Preliminary Water Quality Management Plan (WQMP) was prepared for the project by Yefim Tsalyuk (ITF & Associates, Inc.) on March 1, 2023. Per the preliminary WQMP, the site currently drains from the southeast to the northeast portion of the site. The project will construct bio retention and catch basins throughout the site to capture storm water run-off. The run-off will be filtered through onsite infiltration and bio-infiltration systems for pollutants and debris before being discharged into the city's storm drain system. As part of the project's grading permit process, the applicant is required to submit a final WQMP and the city's Development Services Division inspector also inspects the project site for compliance with the final approved WQMP during the on-site grading process and at time of project completion. Therefore, the project would not impact water quality or violate water quality standards and no mitigation is required.

e. See discussion 12.a.

f. Waste Management (WM) is contracted by the City of Corona as the sole hauler of solid waste and provider of recycling services. WM provides refuse collection to residential, commercial, and industrial customers. Solid waste from the project would be transported to the El Sobrante landfill located at 10910 Dawson Canyon in Corona. The El Sobrante landfill accepts a maximum 16,054 tons of waste per day and has a remaining capacity of 143,977,170 tons and an estimated closure date of 2051. Per the General Plan Technical Update EIR, the County of Riverside is required to maintain 15 years' identified disposal capacity, or have a plan to transform or divert its waste, pursuant to AB 939. Thus, while General Plan buildout could occur after 2051, the County would be required to have 15 years identified disposal capacity after that date. There is adequate landfill capacity in the region for solid waste that would be generated by the 2020-2040 General Plan buildout. Furthermore, new developments approved by the City would be required to contain storage areas for recyclable materials in conformance with California Public Resources Code Sections 42900 et seq., and the City of Corona Municipal Code Chapter 8.20 (Collection of Refuse and Recyclable Materials). Solid waste diversion program would continue operating and would have adequate capacity to accept all future wastes and recyclables to reduce landfilled waste. Therefore, impacts would be less than significant, and no mitigation is required.

g. See discussion under Section 12.f.

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

Discussion:

a & b.

Main Street is identified as a City Designated Scenic Corridor per Figure CD-1 of the Community Design Element of the city's General Plan from Third Street down to its southern terminus as it provides views of the Santa Ana Mountains to the west and south, and the low foothills of the San Bernardino Mountains to the east. The portion of Main Street that fronts the project site is part of this scenic highway stretch. Therefore, good design of the proposed development is important in order to prevent degradation to this scenic stretch. The Mountain Gate Specific Plan and the South Corona Community Facilities Plan implement development standards and architectural design guidelines to ensure that the project is designed and constructed to be aesthetically pleasing and attractive to its surrounding areas and to ensure there is no degradation this scenic corridor. Furthermore, the building is set back 93 feet from the property line along Main Street, and the building height, as measured from the roof structure, is proposed at approximately 30 feet in height from the Main Street elevation, which is less than the 40-foot maximum height limit allowed for buildings in the Quasi-Public designation of the Mountain Gate Specific Plan. Therefore, mitigation pertaining to scenic highways or visual character of site and surroundings is not required.

The project is designed approximately 10 feet below street level and will contain ample landscaping. As such the proposed parking along the front and side of the building will not be too visible from both Main Street and Chase Drive.

c.

The project will have parking lot poles installed in the parking lot and exterior building light fixtures. As there are no residential land uses that are located immediately adjacent to the project site, the project's lighting is not expected to be a concern. Also, the area contains existing street light poles along Main and Chase, and lighting from the adjacent medical office development to the north, church to the southwest, and nearby residential developments. Therefore, the project's lighting is not expected to be a nuisance to the area due to the ambient lighting that already exists in the area. Furthermore, the project will be conditioned to comply with Section 17.84.070 of the Corona Municipal Code, which states that "all areas of exterior lighting shall be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses, and open space." Therefore, glare effects from the project is not expected to be an issue and no mitigation is warranted.

d.

The project site is not located immediately adjacent to any forest lands. There are no historic buildings located in the vicinity of the project site. No state-designated scenic highway is located within the vicinity of the project site. Therefore, the project would not impact scenic resources and no mitigation is required.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	☐	☐	☐	☒
b. Archaeological resource	☐	☒	☐	☐
c. Paleontological resource or unique geologic feature	☐	☒	☐	☐
d. Disturb human remains	☐	☒	☐	☐

Discussion:

a. & b.

Brian F. Smith and Associates, Inc. (BFSA) prepared a Phase 1 Cultural Resources Assessment Report, updated December 13, 2022, for the project. The purpose of the analysis was to determine whether the project would cause

substantial adverse changes to any historic or archaeological resources as defined by CEQA, that may exist in or near the project area. In order to identify such resources, BFSA conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey. Through the various avenues of research, the consultant did not encounter any historical resources within or adjacent to the project area. Therefore, no impacts related to historical resources would occur.

According to the report, however, based upon the potential for buried resources, the report recommends monitoring of grading to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program should include Native American observers only in the event that prehistoric deposits are discovered. The scope of the Native American monitoring will be determined following the discovery of any Native American sites or artifacts. **[MM 14-B and MM 17-A]**

c. BFSA prepared a Paleontological Assessment Report, dated September 6, 2022, for the project. The purpose of the report was to determine whether the proposed project would potentially disrupt or adversely affect any significant, nonrenewable paleontological resources, as mandated by CEQA.

The project lies within the Chino and Elsinore fault zones near the northeastern edge of the Santa Ana Mountains. The western half of the project is situated on Holocene and upper Pleistocene-aged gravelly young alluvial fan deposits. These deposits are composed of unconsolidated, granule- to cobble-sized gravel, and are restricted to a single alluvial fan that is bisected by younger fans emanating from the Main Street and Eagle Canyons. The east half of the project is similarly mapped as Holocene and upper Pleistoceneaged young gravelly alluvial fan deposits, consisting of gravels that emanate from Main Street and Eagle Canyons, but are slightly younger than deposits identified as Unit 1 of the report.

In order to identify any paleontological resource localities that may exist in or near the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, BFSA initiated a records search with the the Division of Geological Sciences at the San Bernardino County Museum, the Los Angeles County Museum of Natural History (LACM), and the Western Science Center (WSC),as well as data from published and unpublished paleontological literature (Jefferson 1991, 2009).The resulting locality records search did not identify any previously recorded fossil localities from within the boundaries of the project. Additionally, BFSA conducted a field survey on August 17, 2022 in accordance with the guidelines of the Society of Vertebrate Paleontology. The results of the research procedures indicated that there were no paleontological resources, or evidence indicating the presence of paleontological resources, identified as a result of the survey.

According to the Paleontological report, research has confirmed the existence of Holocene and upper Pleistocene-aged gravelly young alluvial fan deposits at the project that may be potentially fossiliferous at depth. Based on paleontological sensitivity ratings for the geological formations underlying the project, the City of Corona (General Plan: City of Corona 2020; EIR: City of Corona 2019) requires the preparation of a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) for approval by the city of Corona prior to approval of grading plans for the project. The PRMMP shall follow the guidelines outlined in mitigation measures GEO-1, GEO-2, GEO-3, and GEO-6, and shall be approved prior to approval of the project's grading plans by the city's Planning & Development Department. However, based on the findings of this assessment, it is recommended that the PRMMP contain the following modifications to the mitigation measures presented in Section V (City of Corona 2019, 2020). These modifications are based primarily on the very coarse character of the deposits observed at the surface during the project survey, and their young age. Deposits such as these typically have a low potential to yield fossils.

With implementation of a mitigation program, impacts to paleontological resources would be reduced to less than significant. **[MM 14-C]**

Mitigation Measure

MM 14-B:

1. Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.

2. The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

3. During the cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and

abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

MM 14-C:

Prior to issuance of a grading permit, the applicant shall retain a qualified paleontological consultant to develop a PRMMP in accordance with CEQA and the Society of Vertebrate Paleontology guidelines and submit the mitigation program to the City. The mitigation program should include, but not be limited to, the following:

1. GEO-2: a “high” paleontological sensitivity has been assigned to the alluvial deposits approximately situated across the west half of the project. These deposits shall be monitored by a qualified paleontological monitor on a fulltime basis during the grading of the project. It is recommended here that monitoring begin at a depth of five feet.

2. GEO-3: a “low to high” paleontological sensitivity has been assigned to the alluvial deposits approximately situated across the east half of the project. These deposits shall be monitored by a qualified paleontological monitor during the grading of the project if construction activity exceeds the depth of the low-sensitivity surficial sediments, since the underlying (deeper) sediments may have a high sensitivity. However, the depth of the transition from “low” to “high” sensitivity within the alluvial deposits is not known at the project. It is recommended here that the assessment of low vs. high paleontological resource sensitivity within the deposits begin at a depth of five feet. Thereafter, the qualified paleontological monitor, in consultation with the Qualified Paleontologist, shall determine the necessity and/or duration of paleontological monitoring.

3. GEO-6: If paleontological resources are found, they shall be deposited at the Western Science Center in Hemet, in recognition of their regional importance and scientific integrity for paleontology in Riverside County and southern California.

d. Mitigation Measure **17-A [MM 17-A]** under the Tribal Cultural Resource section would address inadvertent discoveries of human remains during project grading and construction. This would reduce impacts to less than significant.

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact

a. Williamson Act contract	☐	☐	☐	☒
b. Conversion of farmland to nonagricultural use	☐	☐	☐	☒

Discussion:

a. The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The purpose of the Act is to encourage property owners to continue to farm their land, and to prevent the premature conversion of farmland to urban uses. The project site is not located within a Williamson Act contract area. Therefore, no impact to Williamson Act lands will result from the proposed development and no mitigation is required.

b. The project site is not a designated farmland per the farmland maps compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). For this reason, development of the project site would not result in the conversion of farmland to nonagricultural uses; therefore, there would be no impacts and no mitigation would be required.

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

Discussion:

a. The City of Corona adopted the City of Corona Climate Action Plan Update (CAP) in 2019, which utilizes the *Greenhouse Gas Emissions CEQA Thresholds and Screening Tables* to determine whether or not a project would have a significant impact on greenhouse gas emissions. The screening tables are to provide guidance in measuring GHG reductions attributable to certain design and construction measures incorporated into development projects. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the Corona CAP and would thus be considered less than significant. Utilizing the screening tables would also allow the City to meet its established GHG emissions targets. Small projects that are expected to emit GHG emissions that are less than 3,000 $MtCO_2e$ (metric tons of CO_2e equivalent) are not required to utilize the screening tables, as they would be expected to have a less than significant individual and cumulative impact for GHG emissions.

The project's Air Quality and Greenhouse Gas Impact Study (RK Engineering, December 2022) determined that the project's annual GHG emissions would be 1,728.37 MTCO2e/year, less than City's CAP of 3,000 MtCO2e (metric tons of CO2e equivalent). Based on the design and construction measures that RK Engineering selected for the project, the project was capable of garnering a total project score of 136 points, which shows compliance with the Corona CAP. The project has been conditioned to implement the design and construction measures that were selected by RK Engineering for the project. Implementation of these measures would reduce impacts related to greenhouse gas emissions to less than significant.

b. The project proposes to incorporate several energy efficiency design features (i.e., energy efficient lighting and appliances) that would comply with Title 24 requirements as well as the California Green Building Code standards that are consistent with the Corona CAP's design and construction measures. Therefore, the project would be consistent with the CAP, which is consistent with the state's GHG reduction.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	☐	☒	☐	☐

Discussion:

a. The project is not located on the California Register of Historical Resources or on the City's register of historic resources and would have no impacts to the state's or city's historic resources.

b. The project is subject to tribal consultation under AB 52. The purpose of AB 52 is to ensure that local and tribal governments, public agencies, and project components have information available, early in the planning process to identify and address potential adverse impacts to tribal cultural resources. The Planning and Development Department initiated the process by notifying the local Native American tribes of the proposed project through a letter of transmittal dated September 26, 2022. The Planning and Development Department received written response from the Rincon Band of Luiseño Indians on October 18, 2022, requesting to be provided with copies of existing documents pertaining to the project such as the cultural survey, including the archaeological site records, shape files, archaeological record search results, geotechnical report, and the grading plans. On December 20, 2022, after review of the City-provided documents and internal review of their documents, the Rincon Band had no information on specific Tribal Cultural Resources within the project area to share, however they stated that this did not mean that none could exist. While they did not request consultation, they did reserve their right to comment throughout the public review period.

Compliance with the mitigation measures in the Cultural Resources section (MM 14-B and MM 14-C) and the mitigation measure below (MM 17-A) would reduce impacts to tribal cultural resources to less than significant.

Mitigation Measures

MM 17-A **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

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

Discussion:

a., b., c., & d.
Based on the Initial Study, development of the proposed project would have either no impact, or potential effects of the proposal are substantiated at or mitigated to levels below thresholds of significance. Based on the analysis presented in the preceding checklist, the project has the potential to result in significant impacts under the following environmental topics:

- Biological Resources
- Hazards / Hazardous Materials
- Cultural Resources; and
- Tribal Cultural Resources.

However, appropriate mitigation measures have been developed. **Mitigation Measures 7-A through 17-A** successfully mitigate all identified potential impacts to less than significant levels. Therefore, project impacts to fish/wildlife population or habitat, important historical sites, cumulatively considerable impacts, substantial adverse effects on humans, or short-term vs. long-term goals are considered less than significant.

19. WILDFIRE:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan	☐	☐	☐	☒
b. Due to slope, prevailing wind, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes	☐	☐	☐	☒

Discussion:

a. & b.
The project site is not located within a high fire hazard severity zone. The project site is also not adjacent to other properties that are within a high fire hazard severity zone. There are no slopes, prevailing winds, or other factors that would exacerbate wildlife risks and expose project occupants to pollutant concentrations from wildlife. Therefore, no impacts are expected as it relates to wildfire.

The properties to the north and beyond have been developed for commercial purposes and the properties to the south and west have also been developed for residential purposes, including paved concrete surfaces, paved access and commercial and residential buildings. The proposed health fitness club will also be constructed in accordance with the California Building Standards Code and California Fire Code which will require adequate fire suppression measures such as fire sprinklers and adequate water pressure for fire hydrants serving the project. Therefore, no impacts are expected.

c.
Paved roadway access is provided to the project from two public streets, Main Street and Chase Drive. Therefore, the site has adequate access in the event to an evacuation or fire-related emergency.

d.
The project site will be graded and contain a maximum 8.3% slope to accommodate adequate drainage for the site. The site is surrounded by developed parcels to the north, south and west. While there is a water detention basin to the immediate east of the subject site, it is anticipated that this parcel will be developed with commercial or residential land uses in the near future. The site has no significant slopes nor is it located nearby any slopes. The site is also not located in a downstream flood area. Therefore, development of the project would not expose people or structures to risks related to landslides or flooding that could occur post-fire. No impacts are expected.

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

Discussion:

The Fitness Mania Energy Analysis was prepared for the project by RK Engineering, dated December 16, 2022, to evaluate the energy and fuel use impacts associated with the proposed project. The following discussions are based on the findings of the Energy Analysis:

a. The project will implement the mandatory requirements of California's Building Efficiency Standards (Title 24, Part 6) to reduce energy consumption. California's building standards are some of the strictest in the nation and the project's compliance with the Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The California Building Code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. In particular, the project is expected to comply with Section 110.10 of the building code regarding mandatory requirements for solar readiness and provide a rooftop solar zone. Furthermore, the project proposes to include rooftop solar panels as part of its design. Recent court rulings indicate that when determining if a project would have a potentially significant impact to energy conservation, the analysis should consider whether any renewable energy features could be incorporated into the project. By including rooftop solar panels as part of the project's design, the proposed project is compatible with recent court rulings and ensures that wasteful, inefficient, or unnecessary consumption of energy is minimized. Therefore, the project impact is considered less than significant.

b. In 2002, the Legislature passed SB 1389, which required the CEC to develop an integrated energy plan every 2 years for electricity, natural gas, and transportation fuels, for the California Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the

efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and their infrastructure needs, and encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.

The CEC recently adopted the 2019 Integrated Energy Policy Report (CEC 2019). The 2019 Integrated Energy Policy Report provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The 2019 Integrated Energy Policy Report covers a broad range of topics, including implementation of SB 100, integrated resource planning, distributed energy resources, transportation electrification, solutions to increase resiliency in the electricity sector, energy efficiency, transportation electrification, barriers faced by disadvantaged communities, demand response, transmission, and landscape-scale planning, the California Energy Demand Preliminary Forecast, the preliminary transportation energy demand forecast, renewable gas (in response to SB 1383), updates on Southern California's electricity reliability, natural gas outlook, and climate adaptation and resiliency.

As indicated above, energy usage on the project site during construction would be temporary in nature. In addition, onsite renewable energy generation combined with all electric homes significantly reduces the energy usage associated with operation of the proposed project and would be relatively small in comparison to the State's and County's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's per capita energy consumption is less than the regional (State or County) level, the proposed project would not conflict with California's energy conservation plans as described in the CEC's 2019 Integrated Energy Policy Report. Therefore, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and no mitigation measures would be necessary.

21. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan 2020-2040
2. City of Corona Technical Background Update EIR, 2019
3. Mountain Gate Specific Plan 89-01, June 7, 1989
4. South Corona Community Facilities Plan (SCCFP), July 6, 1988
5. Air, GHG, Energy Report, prepared by RK Engineering Group, dated December 16, 2022
6. Biological Assessment Report, prepared by BLUE Consulting Group, dated December 21, 2022
7. Hydrology Study, prepared by ITF & Associates, Inc., dated March 6, 2023
8. Noise Impact Study, prepared by RK Engineering Group, dated February 1, 2023
9. Paleontological Assessment, prepared by Brian F. Smith and Associates, Inc., dated September 6, 2022
10. Phase I Cultural Resources Assessment, prepared by Brian F. Smith and Associates, Inc., revised December 13, 2022
11. Phase 1 Environmental Site Assessment Report, prepared by Priority One Environmental, dated September 22, 2022
12. Preliminary Soil Investigation Report, prepared by GEO-ETKA, INC., dated December 20, 2022
13. Soil Sample Test Results for Organochlorine Pesticide, PCBs, and Chlorinated Herbicides, prepared by GEO-ETKA, INC., updated December 20, 2022
14. Soil Sample Test Results for Total Petroleum Hydrocarbons (gasoline and diesel range) and Lead, prepared by GEO-ETKA, INC., updated December 20, 2022
15. Traffic Impact Analysis, prepared by RK Engineering Group, dated September 12, 2022
16. Preliminary Project Specific Water Quality Management Plan (WQMP), prepared by Yefim Tsalyuk (ITF & Associates, Inc.), updated March 1, 2023

MITIGATION MONITORING AND REPORTING PROGRAM
CITY OF CORONA

CALIFORNIA DEPARTMENT OF FISH AND GAME

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	BIOLOGICAL RESOURCES					
MM 7-A	Within thirty (30) days prior to issuance of a grading permit, the applicant shall have a qualified biologist prepare and submit a pre-construction clearance survey for the burrowing owl to the Planning and Development Department for review. Such survey shall be in conformance with the Riverside Conservation Authority's MSHCP's 7.3 Criteria, including Section 6.3.2. If burrowing owls are found onsite prior to ground disturbance, the applicant shall immediately inform the City, RCA, and the Wildlife Agencies (i.e. CDFW and USFWS), and coordinate further with the City, RCA, and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department - Planning Division	
	HAZARDS AND HAZARDOUS MATERIALS					
MM 9-B & 9-D	The grading plans shall demonstrate that the existing surficial soils, upper 12 inches, will be placed at the bottom of deeper fill areas during grading.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division and Development Services Division	
	CULTURAL RESOURCES					
MM14-B	Prior to issuance of a grading permit, the applicant shall: 1. Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM14-B Cont'	2. The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 3. During the cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM14-B Cont'	potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM14-B Cont'	6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. 8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 14-C	Prior to issuance of a grading permit, the applicant shall retain a qualified paleontological consultant to develop a PRMMP in accordance with CEQA and the Society of Vertebrate Paleontology guidelines and submit the mitigation program to the City. The mitigation program should include, but not be limited to, the following: 1. GEO-2: a "high" paleontological sensitivity has been assigned to the alluvial deposits approximately situated across the west half of the project. These deposits shall be monitored by a qualified paleontological monitor on a fulltime basis during the grading of the project. It is recommended here that monitoring begin at a depth of five feet. 2. GEO-3: a "low to high" paleontological sensitivity has been assigned to the alluvial deposits approximately situated across the east half of the project. These deposits shall be monitored by a qualified paleontological monitor during the grading of the project if construction activity exceeds the depth of the low-sensitivity surficial sediments, since the underlying (deeper) sediments may have a high sensitivity. However, the depth of the transition from "low" to "high" sensitivity within the alluvial deposits is not known at the project. It is recommended here that the assessment of low vs. high paleontological resource sensitivity within the deposits begin at a depth of five feet. Thereafter, the qualified paleontological monitor, in consultation with the Qualified Paleontologist, shall determine the necessity and/or duration of paleontological monitoring. 3. GEO-6: If paleontological resources are found, they shall be deposited at the Western Science Center in Hemet, in recognition of their regional importance and scientific integrity for paleontology in Riverside County and southern California.	Condition of approval	Submittal of documentation	Prior to issuance of a grading permit	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	TRIBAL CULTURAL RESOURCES					
MM 17-A	Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.	Condition of approval	Submittal of documentation	During grading and/or construction	Planning and Development Department – Planning Division	

No	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
MM 17-A Cont'	The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).	Condition of approval	Submittal of documentation	During grading and/or construction	Planning and Development Department – Planning Division	

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