

CUP2023-0002

**ADDENDUM TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
FOR A DEVELOPMENT PROJECT
ENTITLED UNDER PRECISE PLAN PP2018-0003
WITHIN PLANNING AREA 1 OF THE DOS LAGOS SPECIFIC PLAN
CORONA, CALIFORNIA**



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CITY OF CORONA

**ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR
PRECISE PLAN PP2018-0003, A DEVELOPMENT WITHIN
PLANNING AREA 1 OF THE DOS LAGOS SPECIFIC PLAN**

A. PROJECT INFORMATION

- 1. Project Title:** Conditional Use Permit (CUP2023-0002) for the development of 50 multiple-family residential units on 2.96 acres within Planning Area 1 of the Dos Lagos Specific Plan
- 2. Lead Agency Name and Address:** City of Corona,
400 S. Vicentia Avenue, Corona, CA 92882
- 3. Contact Person(s) and Phone Numbers:** Eva Choi, Associate Planner
City of Corona Planning & Development
Department

Numbers: 951-736-2437
- 4. Project Location:** The Project is located on the west side of Temescal Canyon Road and on the north and south sides of Fashion Drive, in the City of Corona.

BACKGROUND & PROJECT DESCRIPTION:

The proposed 50-unit Multiple-Family project, known as Terrano II, is located on the west of Temescal Canyon Road and north of Dos Lagos Drive within Planning Area 1 of the Dos Lagos Specific Plan, in the City of Corona.

Within the Dos Lagos Specific Plan, Planning Area 1 allows a mix of land uses that include commercial, entertainment, office and residential with internal pedestrian connectivity. In June 2016, a 276-unit multiple-family project in 38 apartment buildings, Terrano I, was approved through a Conditional Use Permit review (CUP16-002) and an Initial Study/Mitigated Negative Declaration (IS/MND) was adopted for the project. Terrano I is located along the western edge of Planning Area 1, adjacent to Interstate-15. The eastern edge of the Planning Area 1 fronting Temescal Canyon Road was identified for commercial development. At a public hearing held on August 20, 2018, the commercial component envisioned for the remainder of Planning Area 1 was approved through Precise Plan review (PP2018-0003) and a separate IS/MND was adopted for the commercial project. The entitled commercial development included a 101-room, 4-story hotel; 11,000 square feet of restaurant space including a drive-through; 15,800 square feet of retail floor area including a convenience store with a 10-pump service station and a 2,000-square-foot ancillary drive-through carwash. The Terrano I apartment complex, hotel, and gas station with convenience store and car wash are completed and in operation.

The proposed Terrano II Multiple Family project consists of replacing the entitled 2,500-square foot drive-through restaurant and 15,100 square feet of restaurant and retail space with 50 multi-family apartment dwelling units in Planning Area 1, located specifically to the north and south sides of Fashion Drive. Figure 1 shows the proposed Terrano II Multiple-Family project location. It is the last development piece to Planning Area 1 of the Dos Lagos Specific Plan, therefore, access for the proposed apartments will be provided via the existing internal circulation system and no new public access driveway are proposed. For the purposes of this Addendum document, the Terrano II Multiple Family project (CUP2023-0002) is the “Modified Project”.

Figure 1:



The purpose of the Addendum is to evaluate the changes that are proposed to the original commercial development entitled under PP2018-0003. In connection with the Addendum, many of the previously approved technical studies have been updated to ensure the Addendum will not result in any environmental impacts not already analyzed in the MND that was previously adopted

for PP2018-0003 or that was not known or could have been known in 2018. These updated studies include a noise assessment, a greenhouse gas assessment, an air quality report, a health risk assessment, and a traffic circulation update. The Addendum results in no additional or increased significant environmental impacts than those discussed in the 2018 MND or could have been discussed in 2018. However, the Addendum will reduce all of the impacts identified in the MND.

Thus, the Addendum is addressed in the Mitigated Negative Declaration, as all impacts of the Addendum are less than those analyzed in the adopted Mitigated Negative Declaration. The proposed modified Project does not result in new or increased significant impacts.

CEQA REQUIREMENTS FOR AN ADDENDUM: (CEQA Guidelines, § 15164(a).) (CEQA Guidelines, § 15162(a).)

As discussed above, the applicant has proposed to develop a 50-unit multi-family residential project to replace the previously entitled retail and restaurant uses within Planning Area 1 of the Dos Lagos Specific Plan. As the proposed residential project (Terrano II) modifies the previously adopted IS/MND, an addendum to the IS/MND is necessary to meet the requirements of the California Environmental Quality Act (CEQA).

The CEQA Guidelines (Sections 15162 and 15164) allow a lead agency to prepare an addendum to a previously adopted IS/MND if minor technical changes or additions to the environmental evaluation are necessary, but none of the following occurs:

Substantial changes are proposed in the project which will require major revisions to the Environmental Impact Report or negative declaration due to the involvement of new significant effects;

1. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report or negative declaration due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Environmental Impact Report or negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effect not discussed in the Environmental Impact Report;
 - b. Significant effects previously examined will be substantially more severe than shown;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Environmental Impact Report or negative declaration would substantially reduce one or more significant effects on the environments, but the project proponents decline to adopt the mitigation measure or alternative.

This Addendum documents that included modifications to the approved Project do not trigger any of the conditions described above. Specifically, given the Project description and knowledge of supplemental analyses comparing the proposed project with the previously entitled commercial component of Planning Area 1 that the proposed project intends to replace, the city has concluded that the Modified Project would not result in any new significant impacts not previously disclosed in the circulated IS/MND, nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified. For these reasons, an addendum to the adopted IS/MND is sufficient to meet the requirements of CEQA.

The Addendum need not be circulated for public review (CEQA Guidelines Section 15164[c]); however, an Addendum must be considered by the decision-making body prior to a decision on the project (CEQA Guidelines Section 15164[d]). This Addendum to the previously adopted IS/MND demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the previously approved Final IS/MND remains substantively unchanged despite minor project refinements described herein and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified and analyzed in the previously approved Final IS/MND.

The approved mitigation measures provided in the adopted IS/MND Mitigation Monitoring and Reporting Program (MMRP) have been incorporated by reference, with modifications (additions, deletions, renumbering/renaming, or other minor revisions) made as necessary to apply to the modified Project as shown in Appendix A. The adjusted mitigation measures do not change the original impact conclusions from the IS/MND, nor are they considerably different from that analyzed in the IS/MND.

ENVIRONMENTAL CHECKLIST:

CEQA Guidelines 15168(c)(4) recommends using a written checklist or similar device to confirm whether the environmental effects of a subsequent activity were adequately covered in an original project's IS/MND. The focus of this analysis is on the identified changes associated with the proposed Modified Project (CUP2023-0002) and whether there would be any difference in identified impacts or required mitigation measures from those identified in the previously approved IS/MND.

The following analysis is used to: (1) compare the environmental impacts of the proposed Modified Project with impacts evaluated in the previously adopted IS/MND; (2) to identify whether the proposed Modified Project would result in new or more severe significant environmental impacts; and (3) to identify if there have been substantial changes with respect to the circumstances under which the Modified Project would be undertaken since adoption of the previously approved IS/MND that would result in new or more severe significant environmental effects.

This analysis confirms that the Modified Project is within the scope of the previously approved IS/MND, and the Modified Project would cause no new or more severe significant effects and no new mitigation measures are required.

The following discussion has been undertaken pursuant to the provisions of CEQA Guidelines Sections 15162 and 15164 to provide the factual basis for determining whether any changes associated with the Proposed Project Modifications, any changes in circumstance, or any new information since adoption of the previously approved IS/MND requires additional environmental review.

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 Community 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previously adopted IS/MND concluded that the mixed-use commercial project will have no impact related to land use and planning and no mitigation is warranted for this topic.

Proposed Modified Project:

The modified Project will be constructed within Planning Area 1 of the Dos Lagos Specific Plan, which is intended to provide flexibility to market driven development that fosters opportunities for people to live in the same area where neighborhood supportive commercial, entertainment, shopping, and potentially employment are within walking distance reducing the need for vehicle trips. The residential project does not create land use incompatibility as it is consistent with the C (Commercial) zoning and Mixed-Use I General Plan designations. The residential project site is an infill location. It will not divide an established community and is consistent with local land use plans and development standards prescribed in the Dos Lagos Specific Plan. The modified Project will have no impact to land use and planning within Planning Area 1.

2. POPULATION AND HOUSING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing or people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The modified Project will not induce substantial population growth or displace housing or people. The proposed 50 dwelling units will provide rental housing opportunities in addition to the existing Terrano I project which included 276 rental units built in 2017. Overall, at completion of the proposed modified Project, there will be a total of 326 residential rental units available within Planning Area 1 which is below the maximum of 450 units previously evaluated with the master planning of the Dos Lagos area. Therefore, the modified Project will not induce substantial growth.

The modified Project provides additional residential rental units that do not exist presently; therefore, the project will not displace existing residents or remove existing housing units from the market. Therefore, no mitigation is warranted.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND disclosed that the project site is not located within an Alquist-Priolo Seismic Special Study Zone, and no known active or potentially active fault crosses the project site. It was also found that the site is not subject to liquefaction because of the soil conditions and combined with the relatively dense nature of the soils. Furthermore, the project site was previously rough graded for commercial development associated with the original project (PP2018-0003). The previous evaluation for the commercial project recognizes the site will need to be further graded in accordance with city's grading regulation and finished in a manner that achieve positive drainage. Any potential impacts are mitigated by compliance with city's grading ordinance through the grading permit and inspection process. The proposed modified Project is subject to implementation of an erosion control plan, grading permit

requirements and inspection; therefore, it does not cause new or increased significant impacts on geology and soils and no further mitigation is warranted with respect to geologic problems.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND identified less than significant impact to the water quality standards and waste discharge requirements because the applicant is required to submit a final Water Quality Management Plan (WQMP) for review and approval by the Development Service Division. Additionally, the commercial project was required to implement on-site Best Management Practices (BMPs) identified in the WQMP, install underground stormwater detention and infiltration systems in order to minimize pollutant run-off into the city’s storm water drainage system. The full development entitled for Planning Area 1, both the residential units (Terrano I) and the commercial development were evaluated in a hydrology study and found that the project design at that time would result in less than significant impact provided that the storm water collection and conveyance systems identified in the hydrology study are implemented.

The proposed modified Project is subject to provision of an updated WQMP and hydrology study for review and approval by the Development Service Division. The previously evaluated WQMP accounted for the entirety of construction within Planning Area 1 and was found to be adequate in reducing water quality impacts to less than significant. The proposed modified Project is subject to on-site Best Management Practices and WQMP requirements based on the previous IS/MND which is has a similar or negligible increase of water flow, therefore with the implementation of previously required BMPs, stormwater collection and conveyance systems, the proposed modified Project does not cause new or increased significant impacts on water quality and drainage pattern, and no further 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND provided evaluations of air quality based on based on the worst-case scenario related to trip generation of the mixed-use commercial project. As the proposed modified Project reduces daily trip generation by approximately 50%, as stated in the updated traffic circulation assessment (Linscott, Law & Greenspan, May 10, 2023), the project, at completion would generate far less operational air quality emissions. Measured in pounds per day, the criteria pollutants that are analyzed for operations of the Project include Respirable Particulate Matter (PM10/PM2s), Nitrogen Oxide (NOx), Sulfur Oxide (SOx), Carbon Monoxide (CO), and Reactive Organic Gases (ROG) When compared to the significance thresholds established by the SCAQMO, no pollutant was identified as expected to exceed such thresholds for the daily operational emissions (LDN Consulting, Inc., January 31, 2023, Table 5, Page 6). Likewise, when compared to the significance thresholds established for daily construction air quality emissions, no pollutant will exceed such thresholds (Ibid. Table 4, Page 5). Therefore, no impacts related to air quality emission are anticipated from the proposed modified Project.

An updated air quality health risk screening letter (LDN Consulting, Inc., January 31, 2023) identify the proposed modified Project's health risk impacts resulting from exposure to toxic air contaminants (TACs). The project site is located north of Dos Lagos Drive and south of Cabot Drive with the I-15 Freeway located to the west, which is consider a source of pollutant. Generally, risks are stated to be greater for sensitive receptors within 500 feet of a freeway or busy traffic corridor calculated based on a 70-year lifetime exposure and meteorological data. The north portion of the project site is 700 feet from the eastern edge of the I-15 and the south portion is 600 feet from the eastern edge of the I-15. Given the close proximately to the I-15, the applicant stated that all residential units will have mechanical ventilation filtration systems as required by the latest building codes such as California's Title 24 which required a Minimum Efficiency Reporting Value (MERV) rating of 13. The MERV 13 filtration systems was a mitigation measure for the existing residential component (Terrano I) within Planning Area 1, entitled under CUP16-002. Along with written disclosure in the leasing agreement to inform residential of its close proximity to a gasoline station. Given the residential nature of the proposed modified Project and its location within Planning Area 1, the same mitigation measures remain applicable in order to reduce air quality impacts.

Mitigation Measures -

- (1) *Each unit shall be installed with mechanical air quality filtration system with fresh air intake having a minimum efficiency reporting value (MERV) of 13. Such system must be clearly displayed on all plans for plan check and construction.*
- (2) *The developer shall provide written disclosure in the leasing documents for each unit that is located within 300 feet of the existing gasoline station located to the south of the project site regarding the potential health risks to the residents associated with potential exposure to benzene that may be emitted from gasoline refueling operations.*

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with alternative transportation policies (adopted policies, plans or programs for public transit, bicycle or pedestrian facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND provided mitigation measures that remain applicable to the proposed modified Project as it pertains to the overall access of Planning Area 1. Additionally, updated traffic circulation assessment (Linscott, Law & Greenspan, May 10, 2023) provided a net trip generation comparison between the entitled, unbuilt commercial uses within Planning Area 1 and the proposed 50-unit residential use. The result is a reduction in 2-way daily net trip generation by 68% for the proposed modified Project. The proposed Project will utilize the existing internal circulation system and will not require new public access driveway. With implementation of the previously identified mitigation measures, the proposed modified Project will have no impacts to traffic, and circulation and no additional mitigation measures are warranted.

The table below compares the traffic generation rates and forecast between the proposed 50-unit residential project and the previously entitled commercial component that the proposed project intends to replace.

PROJECT TRAFFIC GENERATION RATES AND FORECAST¹
TERRANO II APARTMENTS AT DOS LAGOS, CORONA

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Generation Rates:</u>							
▪ 220: Multifamily Housing (Low-Rise) Not Close to Rail Transit (TE/DU)	6.74	24%	76%	0.40	63%	37%	0.51
<u>Proposed Project Trip Generation Forecast:</u>							
▪ Terrano II Apartments at Dos Lagos (50 DU)	337	5	15	20	16	10	26
Total Proposed Project Trip Generation	337	5	15	20	16	10	26
<u>Entitled Trip Generation Forecast:</u>							
▪ Terrano Retail & Restaurants (16,400 SF) ²	1,075	31	32	63	39	24	63
Total Entitled Trip Generation	1,075	31	32	63	39	24	63
Net Project Trip Generation Forecast (Proposed Project vs. Entitled)	(738)	(26)	(17)	(43)	(23)	(14)	(37)

Notes:

- TE/DU = trip end per dwelling unit

7. BIOLOGICAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Endangered or threatened species/habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Riparian habitat or sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Adversely affects federally protected wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interferes with wildlife corridors or migratory species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflicts with local biological resource policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflicts with any habitat conservation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND did not identify any biological impacts. The required development fees due to Riverside County's Multiple Species Habitat Conservation Plan remains applicable to the residential project. Given that there are no water courses or vegetation existing on the site, the proposed modified Project will have no impact on biological resources.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As disclosed in the previous IS/MND, the project site does not contain mineral resources. Therefore, the project does not impact mineral resources, and 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As discussed in the previous IS/MND, the project site was historically a silica mine from the 1980's to 1990's and a Phase I Environmental Site Assessment (ESA) found no evidence of hazardous materials from the prior use at the site. Therefore, hazards or hazardous materials are not considered an impact with the proposed 50-unit residential project and no mitigation is warranted.

10. NOISE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed noise level standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure to excessive noise levels/vibrations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Permanent increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Temporary increase in ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with Airport Land Use Plan noise contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND stated that temporary increase in ambient noise level is to be expected during the construction phase. This concern is addressed by strict adherence to city ordinance that regulate construction activities and noise. The prior analysis did not warrant special mitigation beyond city ordinance to prevent noise impacts.

A noise assessment for the proposed modified Project (LDN Consulting, Inc., January 31, 2023) found that city ordinance in regulating construction hours remain effective in preventing potential noise impact. The assessment also recommended that all equipment should be properly fitted with mufflers and all staging and maintenance should be conducted as far away from the existing residence as possible. Construction vibrations impacting existing residential uses to the west (Terrano I) are found to be less than the Federal Transit Administration criteria for nuisance for nearby residential uses, therefore the assessment found the potential vibration impact to be less than significant. The assessment also recommended that the architectural plans to be designed to reduce interior noise to 45 dBA CNEL (Community Noise Exposure Level). These specific measures will be confirmed with the construction documents and during the plan check review process, prior to issuance of building permit. Therefore, the proposed modified Project will not result in any new or increased significant noise impacts.

11. PUBLIC SERVICES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND for the commercial development did not consider the additional student enrollment in the Corona Norco Unified School District. As such the proposed modified Project has the potential to increase school enrollment not previously evaluated. The added

residential units is subject to payment of statutory school fees at the time of building permit issuance.

As the proposed modified Project and the implemented Terrano I project yield a total of 326 dwelling units, Planning Area 1 remains below the 450 residential units ascribed in the Specific Plan. The addition of 50 dwelling units does not change the demand for services that warrant the construction of additional fire facilities, police facilities, schools, or other similar facilities. To offset the cost of public services, the developer is required to applicable development impact fees at the time of issuance of building permits for the project. Therefore, no further mitigation is warranted.

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

Discussion:

The previous IS/MND discussion on utilities concluded that the commercial project would have no impact on utilities demands. The proposed modified Project increases the residential units within Planning Area 1 but Planning Area 1 will remain below the 450 units prescribed by the Specific Plan which is within the growth parameters of the city’s 2020-2024 General Plan. The developer is responsible for coordinating with utilities providers to provide service to the new residential units. Therefore, the proposed modified Project poses no new impact or increased impacts on public services or utilities and no mitigation measures are warranted.

13 AESTHETICS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Scenic vista or highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Degrade visual character of site & surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Scenic resources (forest land, historic buildings within state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not considered a scenic vista per the City’s Environmental Resources Element of the General Plan, therefore development of the project site will not impact scenic vista.

The previous IS/MND evaluated a commercial design with retail and restaurant uses at the project site. The proposed modified Project is residential and adhere to design guidelines established for High Density Residential development, along with landscaping requirements for the site. The proposed site layout and exterior building design, including finishes treatments are similar to the existing residential project to the west (Terrano I) and the hotel to the immediate north. The proposed modified Project provides a sense of cohesiveness with existing development within Planning Area 1 and enhances the aesthetic along Temescal Canyon Road. The proposed modified Project will not result in impacts related to aesthetics and light pollution. Therefore, no mitigation is warranted.

14. CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND reference a prior study related to Cultural Resources for the entire Dos Lagos Specific Plan area and concluded that the subject site has low potential for prehistoric or historic archaeological resources. The site was historically excavated and filled up to 14 feet and re-compacted in anticipation of future development. However, the study still prescribes that if unanticipated cultural materials are unearthed during construction, work should be halted in the area until a qualified archaeologist can assess the significance of the find.

In accordance with standard mitigation required for the protection of cultural resources and in keeping with applicable laws, if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, to ensure the preservation of any potential cultural or Paleontological resources, mitigation is warranted to ensure the project will have a less than significant effect on the environment with respect to cultural resources. The existing mitigation measures in the previously adopted MND for the original project remain applicable to the proposed modified Project.

15. AGRICULTURE RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conversion of farmland to nonagricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND disclosed that the project site was previously used for mining purposes, it is not under any agricultural preserve contract pursuant to the Williamson Act. Therefore, the proposed modified Project to construct residential uses in place of previously analyzed commercial use would not alter the conclusion that any development on the subject property would result in no impact to agricultural operations and no mitigation is warranted.

16. GREENHOUSE GAS:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gases	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with a plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

An updated greenhouse gas (GHG) letter (LDN Consulting, Inc., January 31, 2023) compared the previously entitled retail and restaurant uses and the proposed 50-unit resident use found that the project yields a reduction in GHG by 53.7%. Greenhouse gas emission generated from the previous commercial land use and the proposed residential use are presented in Ibid. Tables 1 and 2, page 3. The updated letter further stated the proposed residential project would not be required to implement GHG design features beyond state and local requirements. Due to the reduction GHG emissions, the proposed project would have no impact.

17. TRIBAL CULTURAL RESOURCES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subsection © of Public Resources Code Section 5024.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Please see Item 14 above for discussions and mitigation measures related to preservation of tribal resources.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The previous IS/MND did not identify negative impacts to fish or wildlife as the as the site contains no bodies of water or known wildlife habitat. The site is the remaining vacant areas (comprising of 2.96 acres) within Planning Area 1 and was previously rough graded with existing commercial development on the adjacent property to the north and major street frontage on three frontages including Interstate 15 along the west site boundary. There is no evidence before the city that the project will have an adverse effect on fish or wildlife resources or cumulatively considerable impacts.

The proposed modified Project will not cause any additional mandatory findings of significance. The significance conclusions under the proposed modified Project are the same as the previous IS/MND because the additional 50 dwelling units will not cause any new or increased significant impacts and in fact, will result in decreased impacts in many categories such as traffic, noise, and greenhouse gas emissions.

19. 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).

One or more portions of this Initial Study may have relied upon previous analysis in the IS/MND prepared for PP2018-0003 and CUP2018-0007 adopted on August 20, 2018, containing pertinent evaluation related to the subject project site.

DOCUMENTS INCORPORATED BY REFERENCE:

- (1) City of Corona General Plan, March 17, 2004
- (2) Dos Lagos Specific Plan, June 21, 2000
- (3) IS/MND prepared for PP2018-0003 and CUP2018-0007, adopted on August 20, 2018
- (4) Traffic Impact Analysis, prepared by Linscott, Law & Greenspan, May 21, 2018, Revised May 10, 2023
- (5) Air Quality Screening Letter, prepared LDN Consulting, Inc., January 31, 2023
- (6) Green House Gas Screening Letter, prepared by LDN Consulting, Inc., January 31, 2023
- (7) Noise Assessment, prepared by LDN Consulting, Inc., January 31, 2023
- (8) Health Risk Letter, prepared by LDN Consulting, Inc., January 31, 2023