



Staff Report

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**File #:** 24-0549

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 7/8/2024

**TO:** Honorable Chair and Commissioners

**FROM:** Planning and Development Department

**APPLICATION REQUEST:**

**PP2023-0011:** Precise Plan to review the site plan, architecture, landscaping and other features associated with 25 permanent supportive housing units on 0.72 acres in the MP (Mobile Home Park) zone, located south of 2nd Street and west of Buena Vista Avenue (APN: 118-270-055). (Applicant: Second Street Housing LP, 14211 Yorba Street, Suite 200, Tustin, CA 92780).

**RECOMMENDED ACTION:**

**That the Planning and Housing Commission** adopt Resolution No. 2639 GRANTING PP2023-0011 based on the findings contained in the staff report and conditions of approval.

**PROJECT SITE SUMMARY**

**Area of Property:** 0.72 acres

**Existing Zoning:** MP (Mobile Home Park)

**Existing General Plan:** High Density Residential (HDR), 15-36 du/ac

**Existing Land Use:** Vacant Land

**Proposed Land Use:** Multiple Family, Affordable Housing Development

**Surrounding Zoning/Land Uses:**

**N:** MP (Mobile Home Park) / Vacant

**E:** R-3 (Multiple Family Residential) / Apartments

**S:** S (School) / High School

**W:** C-3 (General Commercial) / Commercial Center

**BACKGROUND**

Project History

The project site was formerly occupied by a mobile home park prior to its removal in 2016 to accommodate the widening of State Route 91 (SR 91). The Riverside County Transportation Commission (RCTC) was the agency responsible for the widening of the SR-91 and purchased the subject property to accommodate the right-of-way needed for the extension of 2<sup>nd</sup> Street to Lincoln

Avenue which bifurcated the property into two areas. The property is located on the south side of 2<sup>nd</sup> Street and west of Buena Vista Avenue.

In 2019, the Corona Housing Authority purchased the property and two smaller contiguous parcels totaling 4.18 acres from RCTC. The intent of the purchase was for the City to partner with an affordable housing developer for the development of affordable housing. In 2021, the Corona Housing Authority selected the applicant, 2<sup>nd</sup> Street Housing (C&C Development) through a Request for Qualifications and Proposal process to develop the site.

On October 12, 2023, the applicant submitted two Development Plan Review applications to the City for preliminary review. The applications were for the development of two housing projects on the combined 4.18-acre site consisting of: 1) 25 permanent supportive housing units, and 2) 115 multi-family residential units. Both projects are proposed as 100% affordable units, except for the manager's units. The permanent supportive housing units are proposed on the western 0.72 acres of the site. The remainder 3.46 acres on the eastern portion of the site will be developed with the multi-family residential development. The projects were reviewed by the Development Plan Review Committee on November 2, 2023 where the applicant received preliminary feedback on the project's design.

On December 28, 2023, the applicant formally submitted two Precise Plan applications and two Affordable Housing and Density Bonus applications to the City. The applications were reviewed by the Project and Environmental Review Committee on January 18, 2024. The Committee commented on the incompleteness of the applications. The applicant addressed the Committee's comments and the projects were subsequently scheduled for the July 8, 2024 Planning and Housing Commission meeting.

On June 10, 2024, the Planning and Housing Commission reviewed and approved a General Plan Consistency Determination for the sale of the parcels to the applicant. The applicant intends to close on the properties in early 2025.

This staff report for Precise Plan 2023-0011 (PP2023-0011) is for the permanent supportive housing development, which is referred to herein as the "Project". The 115-unit multi-family residential development is proposed under a separate precise plan application, PP2023-010.

#### State Density Bonus Law & California Housing Accountability Act

The permanent supportive housing development is a project under the State Density Bonus Law [Government Code § 65915], which is a state mandated law that allows developers of eligible housing projects to receive increased density and/or other benefits by right to help the developer build the housing project at the density that the developer is seeking. The project qualifies as a project under the State Density Bonus Law because the project has agreed to rent 24 of the permanent supportive housing units on the property to qualifying households at an affordable rent. Qualifying households are considered households that do not exceed the maximum allowable income limits for the Very Low Income, Low Income and Moderate Income categories published by the California Department of Housing and Community Development. For this project, 19 units will be restricted to Low Income households, and five units will be restricted to Moderate Income

households. The units will be restricted to their level of affordability for a minimum term of 55 years.

The project site is zoned Mobile Home Park (MP), which allows a maximum density of eight (8) mobile homes per acre. The site has a General Plan designation of High Density Residential (HDR) which allows a density range of 15-36 du/ac. Under the State Density Bonus Law, the project is allowed to be developed at the highest density allowed for the property, which is 36 du/ac under the General Plan. The project's density on the 0.72-acre site is 34.72 du/ac which is within the HDR's density limit of 36 du/ac.

According to the Housing Accountability Act [Government Code § 65589.5] if a proposed housing development is consistent with the property's General Plan but the zoning of the property is inconsistent with the General Plan because the resulting density would be less than allowed by the General Plan, the city can allow the project to comply with the objective standards and criteria of the zoning which is consistent with the General Plan. In the case of the proposed project, the project is allowed to be developed per the objective standards and criteria established for the R-3 zone, because the R-3 zone is a multiple family residential zone that permits the density allowed by the HDR designation. As such, the project is being reviewed according to the development standards of the R-3 zone.

The applicant is applying for several waivers to reduce or modify certain development standards established by the Corona Municipal Code (CMC) to build the project at the density proposed. This is one of the benefits allowed by the State Density Bonus Law. The waivers are discussed under the *Waiver of Development Standards* section of this report.

The applicant is required to enter into a density bonus agreement with the City which is the mechanism that ensures the permanent supportive housing development remains affordable according to the density and waivers that are being granted by the City. The density bonus agreement requested by the applicant, AHDB2023-0003, is a separate application and outlines the requested waivers, identifies the affordable units, addresses covenant terms, annual reporting, and the terms of the agreement.

## **PROJECT DESCRIPTION**

### Site Plan

The applicant proposes to develop a 3-story, 21,043 square-foot building that will contain 25 housing units for permanent supportive housing and a manager's unit. The living units consist of 24 one-bedroom units and one, three-bedroom unit for the on-site manager (Exhibit 3).

The project proposes the following:

- 3-story building
- Community and Meeting Rooms
- Laundry Facilities
- Leasing Office
- 30% Lot Coverage; 24.8% common area; 4.4% private outdoor living space; and 22% landscaped area

The 3-story building is situated so that it is perpendicular to 2<sup>nd</sup> Street to maximize the lot coverage of the 0.72-acre site. Behind the building are common areas which include passive and active open spaces. The location of the building will provide a separation from the street and give a more peaceful setting. Parking is placed along the eastern boundary of the property.

The project has vehicular access from 2<sup>nd</sup> Street via a 28-foot-wide driveway located at the northeast corner of the site. The project is a gated development, with gates proposed in front of the project entrance and four ungated parking spaces.

The perimeter yard setbacks from the project site's property lines are shown in the following table.

**Table 1**  
**Yard Setbacks Required by the R-3 Zone**

Yard Location	Required Yard Setback	Proposed Yard Setback	Meet R-3 Zone Standard	Waiver Requested by Density Bonus Agreement
Front	25 feet	5 feet, 8 inches	No	Yes
Side (West)	10 feet	10 feet	Yes	No
Side (East)	10 feet	3.5 feet	No	Yes
Rear	10 feet	7.5 feet & 3 feet (southwest & southeast corners)	No	Yes

The waivers according to the project's density bonus agreement are discussed under the *Waivers of Development Standards* section of this report.

#### Supportive and Social Services

The permanent supportive housing development is a specialized housing development for chronically homeless persons due to diagnosed illness. Supportive and social services will be provided to the residents by the non-profit organization Mercy House which is a partner in the project. The Applicant states that the project's supportive services offered to the residents help promote and support the following: housing stability, independence, community building, the development of support networks, and participation in meaningful activities within the broader community. Exhibit 10 provides the scope and scale of the services offered, and also includes the Applicant's extensive experience with other permanent supportive housing they own and operate.

#### Floor Plans

The units have been sized for individuals and couples. Units will include energy efficient appliances and HVAC systems to decrease residents' utility costs, the use of sustainable building products to improve resident's indoor environmental air quality, recessed lighting, durable plank vinyl flooring, large windows for natural lighting, and shaded balconies. Table 2 provides a summary of the proposed floor plans and the floor plans are provided in Exhibit 5.



**Table 2: Unit Summary**

Unit Type	# of Units	# of Bedrooms	# of Bathrooms	Required Unit Size of R3 Zone	Proposed Unit Size	Meet R3 Zone Standard	Waiver Requested by Density Bonus Agreement
Permanent Supportive Housing	24	1	1	600 sf	528 sf	No	Yes
Manager's Unit	1	3	2	600 sf	1000 sf	Yes	No

### Common and Private Open Space

Per the R-3 development standards, the project is required to provide private and common open space to serve the residents of the development at a rate of 200 square feet of common open space per unit. As such, the project is required to provide at least 5,000 square feet of common open space and at least 1,250 square feet of combined private open space. The Project provides approximately 7,779.6 square feet of common outdoor recreational space and provides approximately 1,408.5 square feet of combined private open space.

The project features a variety of site amenities including an on-site manager with an onsite leasing office, BBQ pavilion, lawn game areas, laundry facilities, drought tolerant landscaping, and multiple community rooms. Site amenities have been designed to enhance the residents' community and give communal space for programs and meetings.

### Architecture

The project's overall architecture features a contemporary architectural design theme. The proposed buildings have varying s-tile roof lines with pitched roofs and flat roofing behind parapet walls which support solar panels, decorative awnings, attractive balconies, window trimming, accent tiles, plank siding accents that resemble wood siding, smooth plaster walls and overall wall reveals and trim. Accent colors include white colored walls, dark orange, green and brown accent hues, dark tan trimming around windows, and white trimming along the roof parapet.

Conceptual colored elevations and elevation details are provided in Exhibit 6. The building will blend in and be consistent with the proposed 115-unit affordable housing development project to be located along the eastern boundary of the subject site under separate application PP2023-0010. The project is also compatible with the Citrus Circle three-story apartment buildings located across Buena Vista Avenue to the east.

The three-story building averages 34'-6" in height as measured from the finished grade to the roof structure, excluding the non-occupied tower elements and parapet walls. The development's building heights therefore comply with the maximum 40-foot height limit established for the R-3 zone.

### Trash Enclosure

The project is required to provide trash enclosures to serve the residents of the development. The CMC requires trash enclosures to be provided at a ratio of six square feet per dwelling unit, which

results in at least 150 square feet of combined trash enclosure area for the project. The plan currently shows one trash enclosure unit totaling 184 square feet located within the parking area of the property. The trash enclosure unit has been architecturally designed to match the overall project design and to meet code requirements with solid metal gates and a decorative wood trellis cover.

#### Landscaping

The Conceptual Landscape Plan includes a variety of 24-inch box evergreen shade trees, with a mix of Coast Live Oak, Olive, Brisbane Box and a variety of other decorative trees located throughout the perimeter project site, within the interior of the common open areas and within the parking areas. Additionally, all new landscape materials proposed for the project are required to be California-friendly, and irrigation is required to be water efficient to meet the city's landscape design guidelines for commercial projects. Formal landscape and irrigation plans will be subject to final review and approval by city staff. The Conceptual Landscape Plan is provided in Exhibit 7.

#### Lighting

Outdoor lighting would consist of wall-mounted lighting, pole-mounted lighting, and low-level path lights along the proposed internal driveways and common outdoor areas. All outdoor lighting would be directed downward and shielded to minimize off-site spillover. The location of all exterior lighting would comply with lighting and glare standards established in the City of Corona's Municipal Code, Section 17.84.070.

#### Perimeter Walls and Fencing

The project includes an 8-foot-high splitface masonry wall along the southern and portion of the western property line, 8-foot-high tubular steel fencing with decorative splitface pilasters along the eastern property line, and a low combination wall consisting of 36-inch high splitface masonry wall and 24-inch-high tubular steel fencing along the project's northern and portion of western property lines. The Wall and Fence Plan is provided in Exhibit 8.

#### Parking

The City's Parking Ordinance does not specify a parking requirement for permanent supportive housing units. Therefore, the project is required to use the multi-family residential parking ratio. Table 3 shows the parking requirement for the project and the waiver being applied to the parking according to the state density bonus law.

**Table 3: Parking**

Unit Type	Number of Units	Parking Ratio, Per Parking Ordinance	Required Parking
1 BR	24	2 covered spaces/unit	48 covered spaces
3BR	1	2 covered spaces, plus 1 uncovered space/unit	2 covered spaces, plus 1 uncovered space
Guest	25	1 uncovered space/unit	5 uncovered
<b>Total Parking Required</b>			<b>56 Spaces Total</b>
<b>Total Parking Provided</b>			<b>17 Spaces</b>

The applicant is electing to utilize the state density bonus parking requirement in Government Code § 65915(p)(3)(c), which states that, upon request of the developer, a local government cannot impose any parking requirements on a development that is a supportive housing development (as defined in Health & Safety Code Section 50675.14). Supportive housing is defined as “*housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community*”. The project meets the definition of supportive housing and is not required to provide parking if elected under the applicant’s density bonus agreement.

#### Public Right-of-Way Improvements

Per the City of Corona’s General Plan Circulation Element, a segment of 2nd Street adjacent to the project site is designated as a collector street. A collector street is required to have an overall roadway width of 44 feet with a five-foot wide sidewalk and seven feet of parkway landscaping for an overall right-of-way width of 68 feet. However, 2<sup>nd</sup> Street adjacent to the project site is currently improved as a modified collector street having modified roadway width and sidewalk.

Specifically, the south half of 2nd Street from the street centerline to the project site is currently improved with 20 feet of roadway width and 5.6 feet of sidewalk. The applicant is required to dedicate four (4) feet of the property’s frontage to the right-of-way for 2nd Street and install the missing landscaping within a 6.4-foot-wide parkway. The required improvements within the public right-of-way would serve to facilitate vehicular, pedestrian, bicycle and bus travel.

#### Vehicle Trip Generation

The project is expected to generate approximately 120 two-way daily trips including 13 trips during the AM peak hour and 12 trips during the PM peak hour per the trip generation analysis prepared for the project by a licensed engineering consultant (Trip Generation Assessment, prepared by Urban Crossroads, dated January 19, 2024).

Based on the project’s trip generation, the project is not anticipated to generate 50 peak hour trips and would therefore contribute fewer than 50 peak hour trips to any off-site intersection. As such, a Traffic Impact Analysis and improvements to the intersection of 2<sup>nd</sup> Street and Buena Vista Avenue were not warranted as confirmed by the City’s Traffic Engineer. The project’s traffic impact is expected to be minimal.

### **WAIVER OF DEVELOPMENT STANDARDS**

The applicant has applied for several waivers that will reduce or modify the development standards of the CMC. These waivers are part of the applicant’s affordable housing density bonus agreement, AHDB2023-0003. According to the law, an eligible housing project is allowed an unlimited number of waivers or modifications of development standards if those development standards would physically preclude the developer from constructing the project at the density that is permitted on the property; and does not result in specific, adverse impacts upon public health, safety or the environment. The following itemizes the waivers which the applicant is seeking for this project:

1. Reduction in the Front Yard Setback [CMC § 17.24.100(A)].

- a. The project is requesting a waiver from the R-3 zone's 25-foot front yard setback requirement. The project proposes a front yard setback of 5 feet and 8 inches along 2<sup>nd</sup> Street.
2. Reduction in the Interior Side Yard Setback [CMC § 17.24.100(B)(3)].
  - a. The project is requesting a waiver from the R-3 zone's 10-foot interior side yard setback requirement along the east property perimeter. The project is providing a 3.5-foot side yard setback along this perimeter. The setback is for the parking lot, as the building is set back approximately 59 feet from the east property line.
3. Reduction in the Rear Yard Setback [CMC § 17.24.100(B)(4)].
  - a. The project is requesting a waiver from the R-3 zone's 10-foot rear yard setback requirement along the south property line (adjacent to the school). The project proposes a 7.5-foot rear yard setback from the building to the south property line at the west corner of the site, and 3 feet from the parking lot to the south property line at the east corner.
4. Deviation from the maximum wall height [CMC § 17.70.060(C)].
  - a. The property shares its south property line with Orange Grove High School. The area of the school district's property directly to the south is a maintenance/ storage yard and the school district has installed chain link fencing topped with razor wire. The applicant is proposing to construct an 8-foot-high solid block wall along the south property line next to the school's fence to cover the view of this fence. The CMC currently allows block walls behind the front yard setback to be constructed only up to 7 feet high. Multi-family residential developments may increase the height of a perimeter fence up to 8 feet high only if the fence is all wrought iron which the applicant does not wish to construct.
5. Reduction in the percent of total parking area to be landscaped [CMC § 17.70.070(C)(1)(b)].
  - a. The project is requesting a waiver from the CMC's minimum 10% requirement for landscaping within the parking area. The project proposes 6% of the total parking area to be landscaped.
6. Reduction in the minimum unit area [CMC § 17.24.150].
  - a. The project is requesting a waiver from the CMC's minimum unit area requirement of 600 square feet (exclusive of porches and garages). The project proposes 24 units with a floor area of 528 square feet.
7. Reduction in the Multi-Family Residential Parking Standards [CMC § 17.76.030(A)(5)].
  - a. Based on the CMC's Parking Ordinance, the project requires 56 parking spaces, including covered parking and guest parking. The applicant is electing to utilize the state density bonus parking requirement in Government Code § 65915(p)(3)(c), which

states that, upon request of the developer, a city cannot impose any parking requirements on a development that is a supportive housing development (as defined in Health & Safety Code Section 50675.14) and is located within ½ mile of a fixed bus route that operates at least 8 times per day. The project is a supportive housing project and is located within ½ mile of the Corona Cruiser bus stops located at Lincoln and 2<sup>nd</sup> and Sixth and Buena Vista. Therefore, the project is not required to provide parking. The applicant, however, is providing 17 parking spaces onsite. The below table summarizes the project's required and provided number of parking spaces for the project.

**Project Parking Requirement Per Parking Ordinance**

<b>Unit Type</b>	<b>Number of Units</b>	<b>Parking Ratio, Per Parking Ordinance</b>	<b>Required Parking</b>
1 BR	24	2 covered spaces/unit	48 covered spaces
3BR	1	2 covered spaces, plus 1 uncovered space/unit	2 covered spaces, plus 1 uncovered space
Guest	25	1 uncovered space/unit	uncovered
<b>Total Parking Required</b>			<b>56 Spaces Total</b>
<b>Total Parking Provided</b>			<b>17 Spaces</b>

#### Justification for Waivers

The developer is required to provide written documentation to justify why the waivers are needed to construct the project. The applicant's written justification is attached as Exhibit 11. The applicant provides the following reasons for the waivers:

1. The R-3 zoning development standards would prevent the physical development of 24 permanent supportive housing units on the project site at the proposed density. The 24 units are necessary to balance the construction cost of the project. The project is also dependent on state funding offered by the Tax Credit Allocation Committee and housing vouchers. If the project had to adhere to development standards required by the R-3 zone, the number of units for the project would need to be reduced, which would make the cost of the project unaffordable.
2. The parking requirement according to the City's Parking Ordinance for multi-family residential would require more surface area on the site and would thereby reduce the size of the building, or require the building to have an additional floor, which would increase the construction cost of the building. Also, the cost of a parking structure for 56 spaces is not financially reasonable.

Waivers can be denied by the city if they will potentially result in a specific, adverse impact upon public health, safety, or the environment. [Gov. Code §65915(d)(1) and §65915(e)(1)]. However, the city is responsible for providing the preponderance of the evidence that would support the findings denying the requested waivers. The applicable city departments have reviewed the reduced or modified development standards that have been requested for this project and determined that

they will not result in an adverse impact on the public's health, safety or the environment.

### **ENVIRONMENTAL ANALYSIS**

Per Section 15070(b) of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project since the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project's mitigation measures and mitigation monitoring and reporting program identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment. The Mitigated Negative Declaration is recommended for adoption with application AHDB2023-0003 (Exhibit 12).

### **FISCAL IMPACT**

The applicant has paid the applicable application processing fees for the project.

### **PUBLIC NOTICE COMMENTS**

A 20-day bilingual (English and Spanish) public notice was mailed to all property owners and occupants within a 500-foot radius of the project site, as well as advertised in the Sentinel Weekly News and posted at the project site. Additionally, the MND was electronically sent to the State Clearinghouse (SCH#2024060903). As of the preparation of this report, staff has not received any comments on this Project in response to the public notice.

### **STAFF ANALYSIS**

The project is consistent with the intent of the R-3 zone which is intended for high density, multiple family residential. The project has been reviewed against state law that allows affordable housing or supportive housing to receive waivers in certain development standards that would support the construction of this type of housing. The applicable city departments have reviewed the waivers for this project and determined that they will not result in an adverse impact on the public's health, safety or the environment because the project is entirely contained onsite and provides architectural qualities and landscaping consistent with other multifamily projects in the City. Circulation to the project site is provided from 2<sup>nd</sup> Street with the gated entry located beyond the street to prevent stacking on to the street. The applicant is also providing the required street right-of-way dedications to the City.

The project's density of 34.72 du/ac is consistent with the General Plan's High Density Residential land use designation which accommodates multi-family residential development up to a maximum density of 36 du/ac. The Project is also consistent with several goals and policies of the General Plan including but not limited to the following:

- Promoting and maintaining a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City (Goal H-1).
- Promoting and preserving suitable and affordable housing for persons with special needs, including large families, single parent households, the disabled, and seniors and shelter for the

homeless (Goal H-2).

- Supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households (Policy H-1.1).
- Promote the conservation of existing residential neighborhoods, permitting the infill of housing that is compatible in density and scale with existing uses, except where densities may be increased as depicted on the land use plan or as permitted by law (LU-8.1).

Additionally, the Project site has been identified in the City's Housing Element site inventory as a site for lower income units.

Therefore, the Planning and Development Department recommends approval of PP2023-0011 based on the findings of approval listed below and the recommended conditions of approval in Exhibit 4.

### **FINDINGS OF APPROVAL FOR PP2023-0011**

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
  - a. The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Mitigation and Monitoring Program within the Mitigated Negative Declaration and within the Conditions of Approval attached as Exhibits 4 and 12, respectively.*
  - b. There is no substantial evidence before the City that the project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Chapter 17.91 of the Corona Municipal Code do exist in reference to PP2023-0011 for the following reasons:
  - a. The project is consistent with the Corona General Plan's High Density Residential (HDR) land use designation because the proposed use is multi-family residential at a density of 34.72 du/ac, which is consistent with the HDR density range of 15-36 du/ac.*
  - b. The project complies with applicable provisions of the Corona Municipal Code (CMC), and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.*
  - c. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of such act have been followed and mitigation measures have been established to reduce the project's impacts on the environment. As justified in Finding # 1, a Mitigated Negative Declaration is recommended for adoption in compliance with CEQA as the initial study identifies potentially significant effects on the environment, however, the project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur.*
  - d. The project's design is contained entirely on the project site making the project site suitable for the proposed development in conjunction with the waiver of certain developed standards being applied to the project.*

- e. The architectural design of the project adheres to the city's Residential Development Design Guidelines and consists of contemporary architectural elements that feature s-tile pitched roofing, awnings, balconies, window trimming, accent tiles, plank siding accents, smooth plaster walls and overall wall reveals and trim. The architectural design is compatible with the character of the surrounding neighborhood.*

**3. The proposal is consistent with the General Plan for the following reasons:**

- a. PP2023-0011 is consistent with Goal LU-7 to have residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life because the architectural style uses materials to enhance the visual appearance of the building along with varied rooflines and wall planes.*
- b. PP2023-0011 is consistent with Policy 7.8 requiring that new multi-family residential projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character because the architectural design of the building provides articulated facades that break up the massing of the building, and incorporates outdoor living space for each unit along the building facades.*
- c. PP2023-0011 is consistent with Policy 7.10 requiring that fencing and walls in residential neighborhoods achieve high aesthetic and safety standards because the project proposed a combination of tubular steel fencing and solid block walls that complement the architectural design of the building.*
- d. PP2023-0011 is consistent with Policy H-1.1 supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households because the project has been designed to support permanent supportive housing units within a three-story building that includes outdoor amenities in a protected setting.*
- e. PP2023-0011 is consistent with Policy H-2.4 providing permanent supportive housing, similar to emergency shelters, with transitional support for city residents, including disadvantaged groups because the project is designed specifically to support persons needing assistance to prevent homelessness.*

- 4. The proposal is consistent with the R-3 Zone because multiple family apartments are a permitted land use, and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.**

**PREPARED BY:** ROCIO LOPEZ, CONSULTING PLANNER

**REVIEWED BY:** SANDRA VANIAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**EXHIBITS**

- 1. Resolution No. 2639**



2. Locational and Zoning Map
3. Site Plan
4. Conditions of Approval
5. Floor Plans
6. Colored Elevations
7. Conceptual Landscape Plans
8. Wall and Fence Plans
9. Conceptual Grading & Drainage Plans
10. Applicant's Project Description (dated February 26, 2024)
11. Applicant's Waiver Request Letter (dated July 1, 2024)
12. Environmental Documentation

Case Planner: Rocio Lopez (951) 736-2293



**RESOLUTION NO. 2639**

**APPLICATION NUMBER: PP2023-0011**

**A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN TO REVIEW THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND OTHER FEATURES ASSOCIATED WITH 25 PERMANENT SUPPORTIVE HOUSING UNITS ON 0.72 ACRES IN THE MP (MOBILE HOME PARK) ZONE, LOCATED SOUTH OF 2ND STREET AND WEST OF BUENA VISTA AVENUE (APN: 118-270-055). (APPLICANT: SECOND STREET HOUSING LP)**

**WHEREAS**, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review the site plan, architecture, landscaping and other features associated with 25 permanent supportive housing units on 0.72 acres in the MP (Mobile Home Park) zone, located south of 2nd Street and west of Buena Vista Avenue.

**WHEREAS**, Precise Plan 2023-0011 (PP2023-0011) was submitted in conjunction with an Affordable Housing Density Bonus Agreement (AHDB2023-0003); and

**WHEREAS**, the Planning and Housing Commission held a noticed public hearing for PP2023-0011 and AHDB2023-0003 ("Proposed Project") on July 8, 2024, as required by law; and

**WHEREAS**, on July 8, 2024, as the first action on the Proposed Project, the Planning and Housing Commission recommended to the City Council the approval of AHDB2023-0003 and the Mitigated Negative Declaration (MND) prepared pursuant to CEQA Guidelines Section 15070 for the Proposed Project, because the information contained in the MND, the initial study and the administrative records for this project, including all written and oral evidence provided during the comment period and presented to the Planning and Housing Commission, the Commission finds that potential environmental impacts of this project are either no impact or less-than-significant.

**EXHIBIT 1**

**WHEREAS**, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2023-011 based on the evidence presented to the Commission during said hearing; and

**WHEREAS**, the Planning and Housing Commission based its recommendation to approve the PP2023-0011 on certain conditions of approval and the findings set forth below and adoption of the MND.

**NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** CEQA Findings. As the decision-making body for this PP2023-0011, the Planning and Housing Commission has reviewed and considered the information contained in the MND, the initial study and the administrative records for this Precise Plan, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study and the administrative record, including all written and oral evidence presented to the Planning and Housing Commission, the Commission finds that there is no substantial evidence, in light of the whole record before the City, that PP2023-0011 may have a significant or potentially significant effect on the environment.

**SECTION 2.** Precise Plan Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.91.070 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. An initial study (environmental assessment) has been conducted by the City of Corona so as to evaluate the potential for adverse environmental impacts. The initial study identifies potentially significant effects on the environment, but:
  - a. *The project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur, as reflected in the Mitigation and Monitoring Program within the Mitigated Negative Declaration and within the Conditions of Approval attached as Exhibits 4 and 12, respectively.*
  - b. *There is no substantial evidence before the City that the project may have a significant effect.*
2. All the conditions necessary to granting a Precise Plan as set forth in Chapter 17.91 of the Corona Municipal Code do exist in reference to PP2023-0011 for the following reasons:
  - a. *The project is consistent with the Corona General Plan’s High Density Residential (HDR) land use designation because the proposed use is multi-family*

*residential at a density of 34.72 du/ac, which is consistent with the HDR density range of 15-36 du/ac.*

- b. The project complies with applicable provisions of the Corona Municipal Code (CMC), and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.*
  - c. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all applicable requirements and procedures of such act have been followed and mitigation measures have been established to reduce the project's impacts on the environment. As justified in Finding # 1, a Mitigated Negative Declaration is recommended for adoption in compliance with CEQA as the initial study identifies potentially significant effects on the environment, however, the project applicant has agreed to revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur.*
  - d. The project's design is contained entirely on the project site making the project site suitable for the proposed development in conjunction with the waiver of certain developed standards being applied to the project.*
  - e. The architectural design of the project adheres to the city's Residential Development Design Guidelines and consists of contemporary architectural elements that feature s-tile pitched roofing, awnings, balconies, window trimming, accent tiles, plank siding accents, smooth plaster walls and overall wall reveals and trim. The architectural design is compatible with the character of the surrounding neighborhood.*
3. The proposal is consistent with the General Plan for the following reasons:
- a. PP2023-0011 is consistent with Goal LU-7 to have residential neighborhoods that contain a diversity of housing and supporting uses to meet the needs of Corona's residents and that are designed to enhance livability and a high quality of life because the architectural style uses materials to enhance the visual appearance of the building along with varied rooflines and wall planes.*
  - b. PP2023-0011 is consistent with Policy 7.8 requiring that new multi-family residential projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character because the architectural design of the building provides articulated facades that break up the massing of the building, and incorporates outdoor living space for each unit along the building facades.*
  - c. PP2023-0011 is consistent with Policy 7.10 requiring that fencing and walls in*

*residential neighborhoods achieve high aesthetic and safety standards because the project proposed a combination of tubular steel fencing and solid block walls that complement the architectural design of the building.*

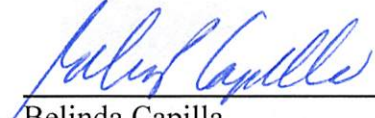
- d. PP2023-0011 is consistent with Policy H-1.1 supporting public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households because the project has been designed to support permanent supportive housing units within a three-story building that includes outdoor amenities in a protected setting.*
  - e. PP2023-0011 is consistent with Policy H-2.4 providing permanent supportive housing, similar to emergency shelters, with transitional support for city residents, including disadvantaged groups because the project is designed specifically to support persons needing assistance to prevent homelessness.*
4. The proposal is consistent with the R-3 Zone because multiple family apartments are a permitted land use, and as allowed by the state density bonus law and the applicant's companion density bonus agreement, certain waivers have been applied to certain development standards to support the development of the permanent supportive housing units entirely on the project site.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan.

Adopted this 8<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Matt Woody, Chair  
Planning and Housing Commission  
City of Corona, California

**ATTEST:**

  
\_\_\_\_\_  
Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

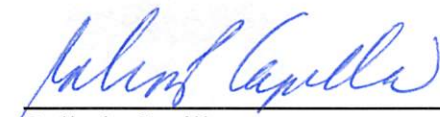
I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8<sup>th</sup> day of July, 2024, and was duly passed and adopted by the following vote, to wit:

**AYES:** Woody, Vernon, Longwell & Siqueland

**NOES:** None

**ABSENT:** None

**ABSTAINED:** None

  
\_\_\_\_\_  
Belinda Capilla  
Secretary, Planning and Housing Commission  
City of Corona, California

## LOCATIONAL & ZONING MAP

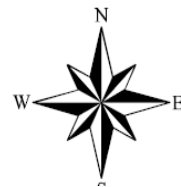


### ZONING LEGEND:

MP (Mobile Home Park)  
R-3 (Multiple Family Residential)  
R-1-7.2 (Single Family Residential)  
C-3 (Commercial)  
S (School)  
CS (Community Service)

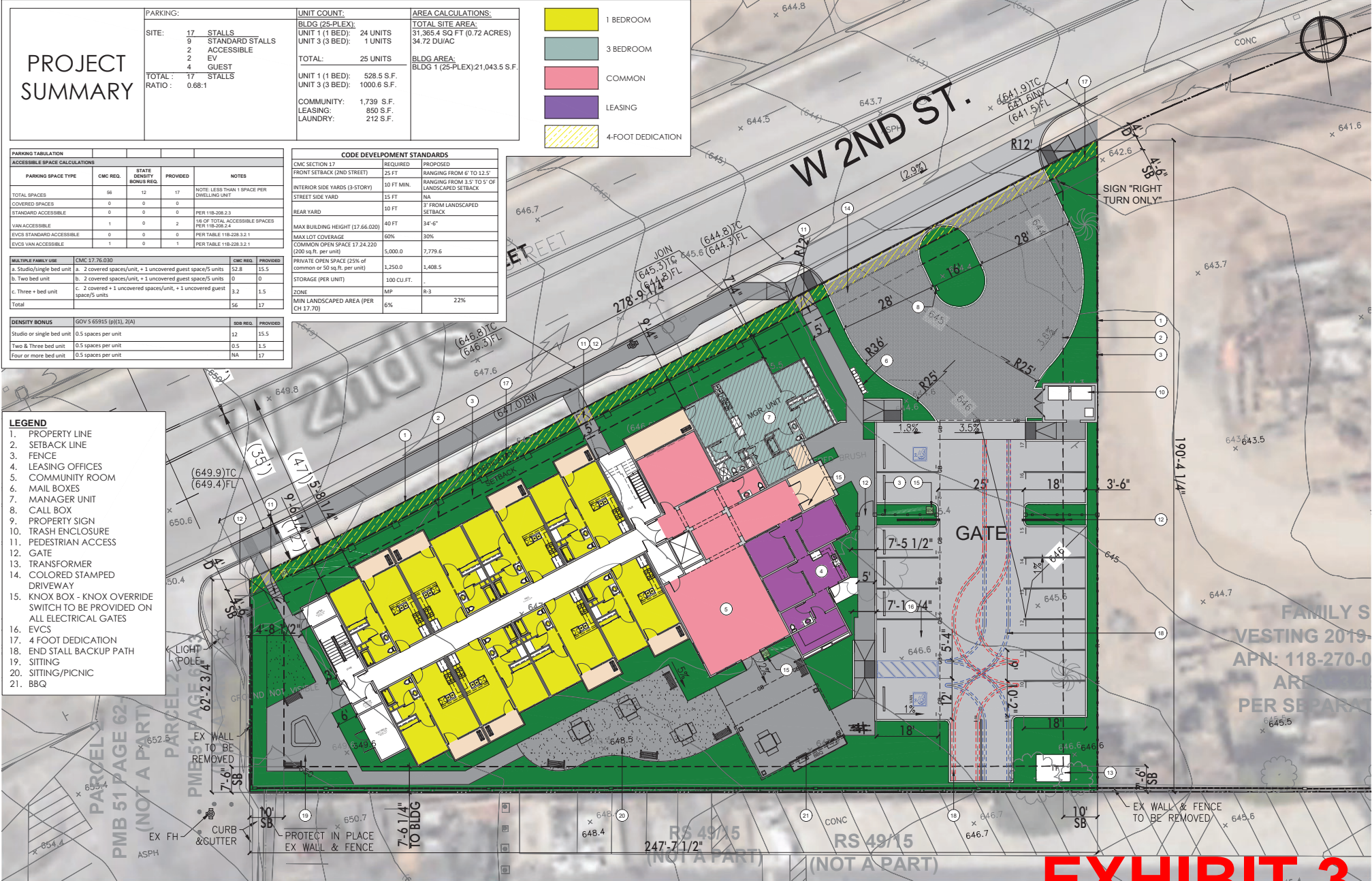


**PP2023-0011**  
**South of 2<sup>nd</sup> St. & West of**  
**Buena Vista Avenue**



# EXHIBIT 2









# Project Conditions

## City of Corona

**Project Number: PP2023-0011**

**Description: Construction of 25 Permanent Supportive Housing Units.**

**Applied: 12/28/2023**

**Approved:**

**Site Address: 330 S Buena Vista and Second Corona, CA**

**Closed:**

**Expired:**

**Status: RECEIVED**

**Applicant: Second Street Housing LP**

**Parent Project:**

**14211 Yorba Street Suite 200 Tustin CA,**

**Details:**

### LIST OF CONDITIONS

DEPARTMENT	CONTACT
BUILDING	Anthony Hurley
<ol style="list-style-type: none"><li>Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.</li><li>The Project shall be designed to show compliance with the latest adopted edition of the following codes as applicable:<ol style="list-style-type: none"><li>California Building Code</li><li>California Residential Code</li><li>California Electrical Code</li><li>California Mechanical Code</li><li>California Plumbing Code</li><li>California Energy Code</li><li>California Fire Code</li><li>California Green Building Standards Code</li><li>Including local amendments, and the Corona Municipal Code.</li></ol></li><li>At the time of Building Plan Check submittal, the applicant shall comply with the citys plan check submittal requirements which includes the following: Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code chapter 15.60), including size of main switch, number and size of service entrance conductors, single line diagram, circuit schedule and demand load calculations * Plumbing plans including sewer or septic tank location, minimum number of plumbing fixture calculations, isometric diagram including underground piping, water and drainage fixture unit calculations and pipe sizing including meter and building supply, gas piping and roof venting plan * Mechanical plan, heating and air conditioning diagram, equipment schedule * Landscape and Irrigation plans - Paper submittals shall include four (4) complete sets detached from building plans. Refer to the citys plan check submittal requirements and checklists for a complete list.</li><li>Paper plan submittals shall include two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.</li><li>Separate permits are required for all fences, walls, signs, and PV systems.</li><li>Buildings shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Division.</li><li>Where 5 or more multifamily dwelling units are constructed, provide permanent recycling facilities for the building occupants for recycling of nonhazardous materials in compliance with the California Green Building Standards Code.</li><li>An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval.</li></ol>	

# EXHIBIT 4

(Continued on next page)



# Project Conditions

## City of Corona

BUILDING	Anthony Hurley
	<ol style="list-style-type: none"> <li>9. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance.</li> <li>10. Grading plans shall be approved and pads certified prior to Building permit issuance.</li> <li>11. Project shall be designed to conform to the applicable edition of the California Building Standards Code including local amendments, and the Corona Municipal Code.</li> <li>12. Project entitlement approvals shall be obtained prior to plan approval and issuance of Building permits. The tract map, parcel map, or lot line adjustment, as applicable, shall be approved and recorded prior to the issuance of a building permit. Final Conditions of Approval shall be made part of set of plans [Conditions of approval shall be pasted on plans]</li> <li>13. All deferred features and related permits shall be approved, and the building not be occupied, prior to issuance of CofO. Utilities will not be released until a CofO, TCO, or Temporary Utility Bond has been issued.</li> <li>14. Project site shall be kept clean, secure, safe, and BMPs installed and maintained, and follow all city, state, and county requirements and due standard of care.</li> </ol>
FIRE	Xente Baker
	<ol style="list-style-type: none"> <li>1. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal.</li> <li>2. Plans shall show the respective turning radii: 25' inside and 50' outside.</li> <li>3. Provide fire fighter access gates along fence line on 2nd St. Gates shall be equipped with a Knox box. Fire fighters shall be able to reach within 150' of all portions of all buildings, from paved access.</li> <li>4. Plans shall show a minimum drive width of 25 feet. The Fire Marshal has agreed to the fire lane reduction from 28' to 25', as the proposed entry gates (equipped with Knox boxes) will accommodate fire hose pulls of 150', to all portions of the buildings.</li> </ol>
PLANNING	
	<ol style="list-style-type: none"> <li>1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees.</li> <li>2. The applicant or his successor in interest shall comply with the project's Mitigation Monitoring and Reporting Program established in the Mitigated Negative Declaration.</li> <li>3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate.</li> <li>4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.</li> </ol>



# Project Conditions

## City of Corona

PLANNING	
<div data-bbox="110 306 1523 1293"><ol style="list-style-type: none"><li>Approval of this precise plan shall be utilized within two (2) years of the approval date, unless some other period is established by the decision-making entity at the time the permit is approved. The permit must be utilized, or if the permit involves a building, construction must be commenced and carried on diligently to completion of at least one usable unit, prior to the expiration of the time limit. If the time limit expires, any privilege, permit or variance granted shall be deemed to have lapsed.</li><li>All signage shall be architecturally integrated with the overall project and constructed in accordance with Chapter 17.74 of the Corona Municipal Code requirements. A separate sign permit shall be obtained from the Planning and Building Divisions prior to the installation of any signs.</li><li>All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Residential Developments and the requirements of the CMC, Chapter 17.70 (available on the city's website at: <a href="https://www.coronaca.gov/government/departments/community-development/planning-division">https://www.coronaca.gov/government/departments/community-development/planning-division</a>); and the State of California Model Water Efficiency Landscape Ordinance (MWELO)</li><li>Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit.</li></ol><p>At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.</p><ol style="list-style-type: none"><li>All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.</li><li>This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Residential. This fee shall be paid at the time of building permit issuance.</li><li>The fence and walls shall be submitted to the Corona Building Division as a separate submittal for plan check. The Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls. The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.</li><li>PP2023-0011 is contingent upon the approval of AHDB2023-0003.</li><li>Prior to the issuance of any building permit, the Lot Line Adjustment shall be approved and recorded.</li></ol></div>	
PUBLIC WORKS	
<div data-bbox="110 1356 1523 1965"><ol style="list-style-type: none"><li>The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.</li><li>The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.</li><li>Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.</li><li>Prior to building permit issuance, the developer shall record a Lot Line Adjustment for APN 118-270-055 as shown on the submitted site plan.</li><li>All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.</li><li>The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.</li><li>In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.</li><li>All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.</li></ol></div>	



# Project Conditions

## City of Corona

### PUBLIC WORKS

9. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Planning and Development Department, Development Services Division. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
10. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following:
  - a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day.
  - (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays, and from 10:00 a.m. to 6:00 p.m. on Sundays and holidays, in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the City Engineer or Building Official.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

11. Prior to issuance of a building permit, the developer shall ensure a property owner's association is established or an agreement along with an easement is recorded for the drainage facilities shared with the property to the east (PP2023-0010). The association documents, agreement, or any necessary Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Planning and Development Department, Development Services and Planning Divisions.
12. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following:
  - a) All street facilities along Second Street.
  - b) All required drainage facilities
  - c) All required grading, including erosion control.
  - d) All required sewer and water facilities.
  - e) All required landscaping.
  - f) All under grounding of overhead utilities, except for cables greater than 32k volts.
13. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the City Engineer.
14. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability and geological conditions of the site. If applicable, the report shall also address: deep seated and surficial stability of existing natural slopes; modified natural slopes which are subject to fuel zones; manufactured slopes and stability along proposed daylight lines; minimum required setbacks from structures; locations and length of proposed bench drains, sub-drains or french drains; and any other applicable data necessary to adequately analyze the proposed development.
15. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
16. Prior to approval of grading plans, if applicable, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
17. Prior to approval of grading plans, as applicable, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
18. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.





# Project Conditions

## City of Corona

### PUBLIC WORKS

19. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
20. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
21. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
22. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the City Engineer.
23. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
24. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
25. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
26. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
27. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the City Engineer.
28. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site. The City's Drainage Master Plan shows the existing underground storm drain system in Buena Vista Avenue is deficient. The study shall evaluate the Development's impact to the Buena Vista Storm Drain Facility and provide mitigation measures to be implemented by the applicant to ensure the facility is operating at an acceptable standard.
29. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. The project's drainage shall drain to an approved water quality facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.
30. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the City Engineer.
31. Prior to issuance of a building permit, the applicant shall offer for dedication an additional 4 feet of street rights-of-way along Second Street. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the City Engineer.
32. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
  - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
  - b) Under grounding of existing and proposed utility lines.
  - c) Street lights.
  - d) All other public improvements shall conform to City of Corona standards.



# Project Conditions

## City of Corona

### PUBLIC WORKS

33. Prior to approval of improvement plans, the improvement plans shall show Second Street to be improved to half width plus ten (10) additional feet unless otherwise approved by the City Engineer. At the discretion of the applicant, the existing pavement maybe cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.
34. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
35. Prior to acceptance of improvements, the City Engineer may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
36. Prior to final map recordation the applicant shall annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services, and 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, parks, water quality features, etc. within master planned street right-of-way and/or easements . All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.
37. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the Conditions of Approval shall be constructed.
38. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
39. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all applicable development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances or as specified by a separate agreement for the Project.
40. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the City Engineer and Utilities Director.
41. Prior to approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
42. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Utilities Department and constructed by the developer, to the satisfaction of the Utilities Director and Fire Chief.
43. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
44. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
45. Prior to approval of improvement plans, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, which shall be submitted to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Planning and Development Department, Development Services Division, and the Utilities Department. The study that was submitted dated May 2024 has not been approved.

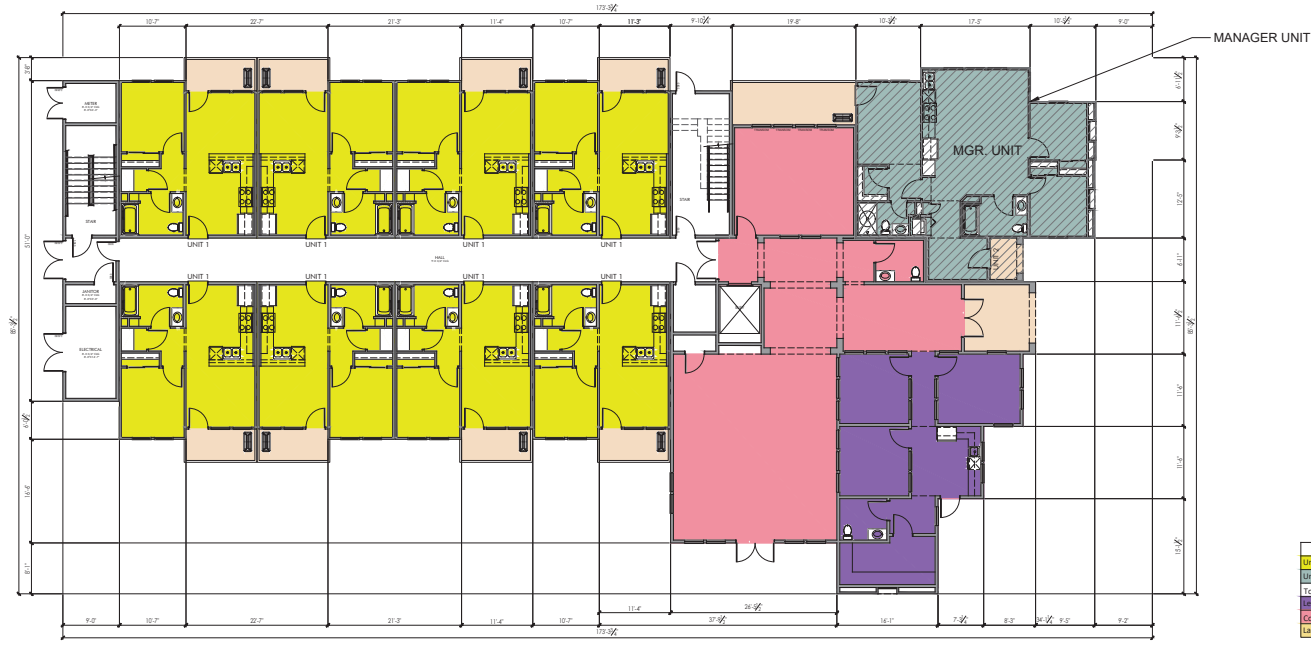
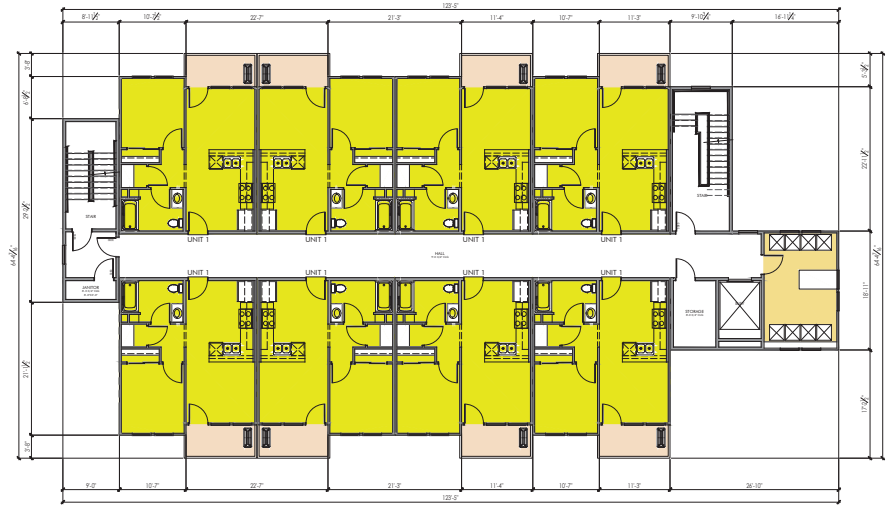


# Project Conditions

## City of Corona

### PUBLIC WORKS

46. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, the potable water line, sewer line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
47. The applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Utilities Department standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement.
48. Prior to building permit issuance, whichever comes first, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.
49. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.
50. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
51. Static pressures exceeding 80 psi require an individual pressure regulator.
52. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.
53. The applicant shall provide a separate irrigation water service for all privately maintained landscaped lots or easements.
54. The developer shall install automatic irrigation to all street trees separated from adjacent residences by a fence or wall prior to the issuance of a Certificate of Occupancy.



	Est Floor	2nd Floor	3rd Floor	Total
Unit 1 (2 BED)	8	8	8	24
Unit 2 (2 BED)	1	0	0	1
Total	9	8	8	25
Leasing	1			
Common	1			
Laundry		1		

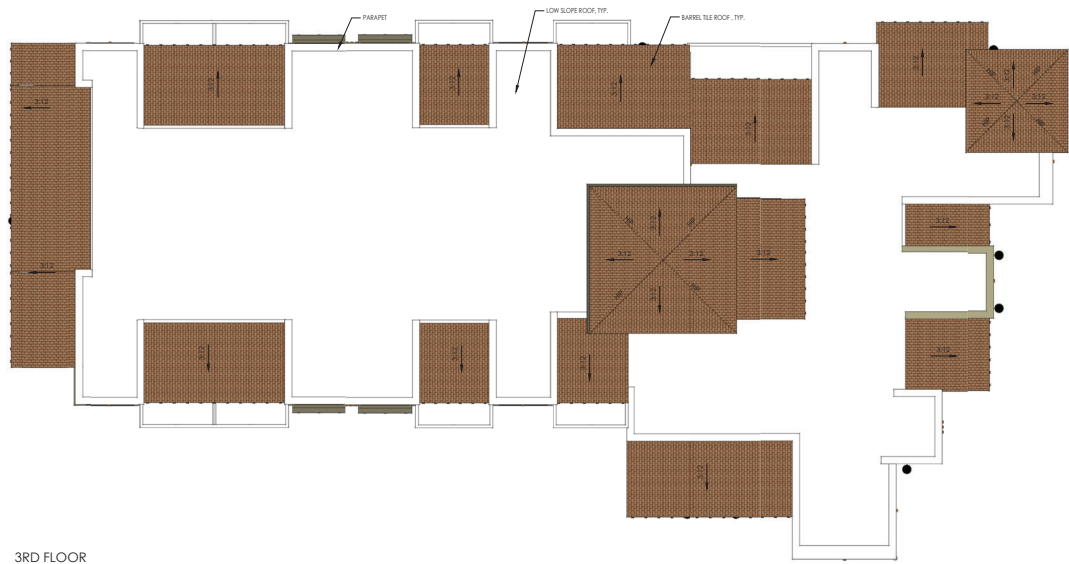
1/8" = 1'-0"

# SECOND STREET HOUSING LP

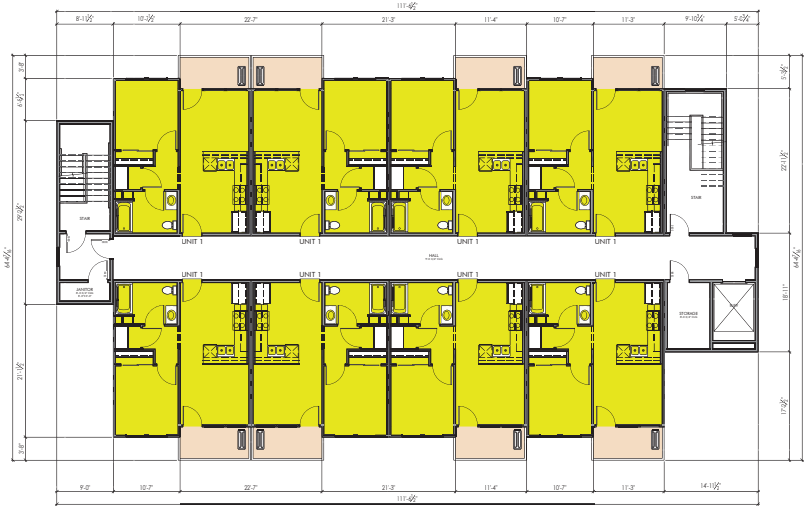
CORONA, CA  
BUILDING PLAN  
June 3, 2024

# EXHIBIT 5





3RD FLOOR  
PSH BLDG



3RD FLOOR  
PSH BLDG

REFER TO SHEET A04 "UNIT PLANS" FOR SPECIFICS

	Est Floor	2nd Floor	3rd Floor	Total
Unit 1 (2 BED)	8	8	24	
Unit 2 (2 BED)	1	0	1	
Total			25	
Leasing	1			
Common	1			
Laundry		1		

1/8" = 1'-0"

SECOND STREET HOUSING I.P

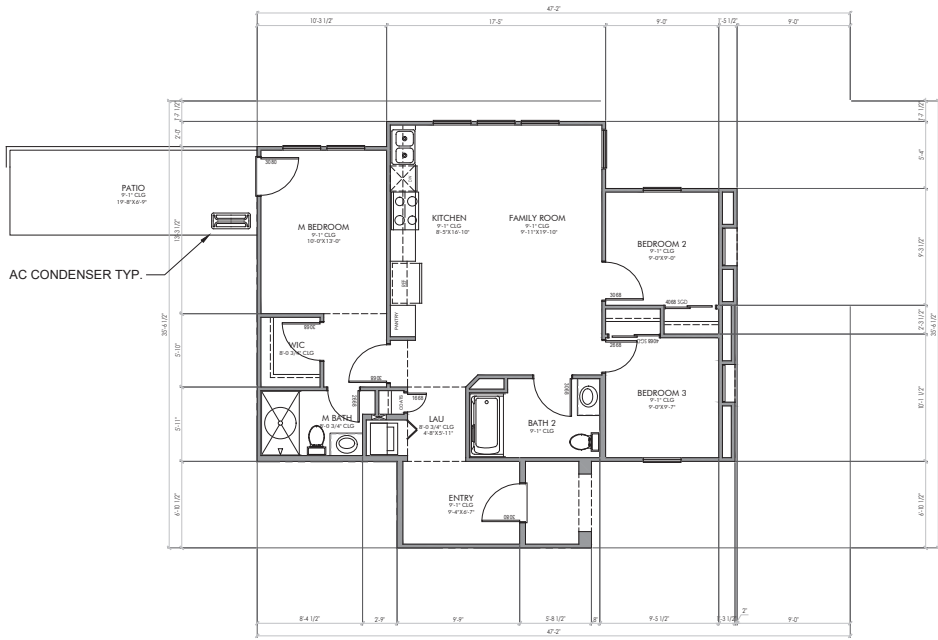
CORONA, CA

June 3, 2024

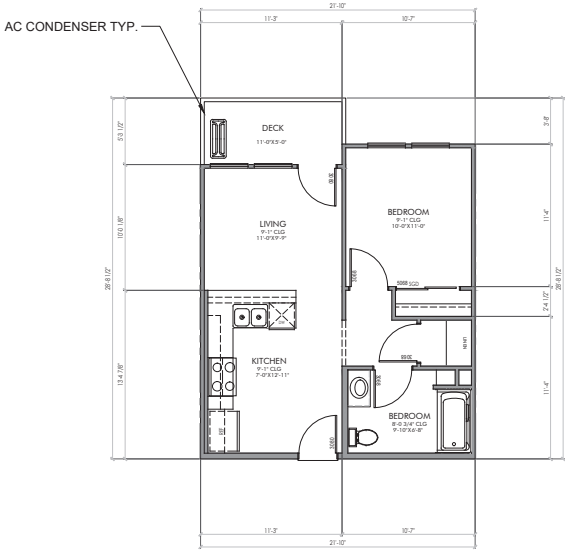
BUILDING PLAN

Unit 1 (1 BED)		Unit 2 (3 BED)	
Beds	1	Beds	3
Bath	1	Bath	2
Living Area	528.5	Living Area	1000.6
PRIVATE OPEN SPACE	54.8	PRIVATE OPEN SPACE	93.3
MIN 50 S.F. PRIVATE OPEN SPACE PER UNIT			

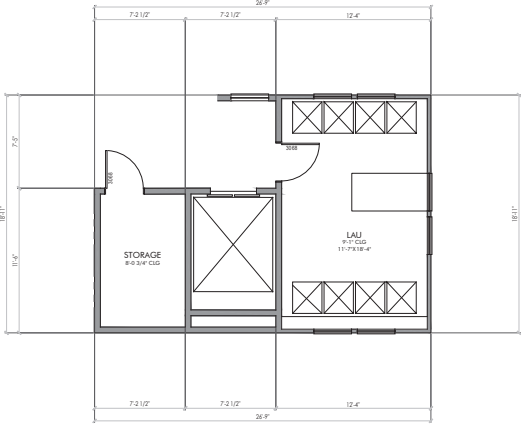
- NOTE:  
A/C CLEARANCE DISTANCE
- GENERAL WORKING SPACE 36" TO UNITS CONTROL AND FITTINGS
  - CLEARANCE TO SERVICE SIDE 24"
  - VERTICAL 48"
  - SOLID OBSTRUCTION / WALL 6" ON ONE SIDE - 12" ON 2 SIDES
  - SEE MANUFACTURERS INSTRUCTIONS



1000 SQ.FT.  
UNIT 2  
OCCUPANCY TYPE: R-2



528 SQ.FT.  
UNIT 1  
OCCUPANCY TYPE: R-2



212 SQ.FT.  
LAUNDRY  
OCCUPANCY TYPE: R-2

1/4" = 1'-0"

SECOND STREET HOUSING LP  
CORONA, CA  
UNIT PLANS  
June 3, 2024



849.8 SQ.FT. / 1739 SQ.FT.  
LEASING OFFICES / AMENITY SPACE

1/4" = 1'-0"

OCCUPANCY TYPE: LEASING B / COMMON A-2

# SECOND STREET HOUSING LP

CORONA, CA

June 3, 2024

AMENITY PLAN



EXHIBIT 6

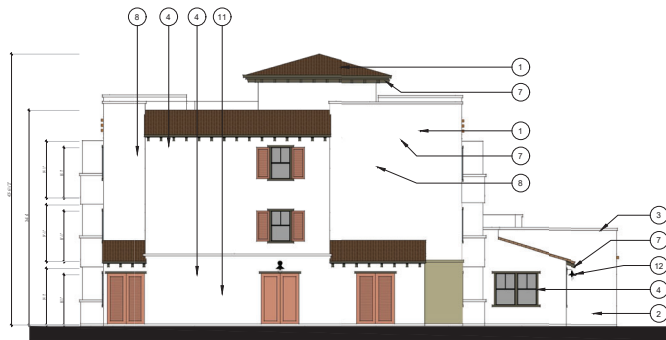
SECOND STREET HOUSING I.P.

CORONA, CA

PERSPECTIVES

June 3, 2024





PSH BLDG  
WEST ELEVATION



PSH BLDG  
SOUTH ELEVATION



PSH BLDG  
NORTH ELEVATION



PSH BLDG  
EAST ELEVATION

**KEYNOTES:**

- |                                 |                                  |
|---------------------------------|----------------------------------|
| 1. S-TILE ROOFING BY EAGLE      | 8. DECORATIVE SHUTTER - VISTA    |
| 2. STUCCO BY OMEGA - (SNOW/     | PAINT (SPICED CARROT)            |
| SIERRA LEONE)                   | 9. DECORATIVE VENT/TILE BY       |
| 3. STUCCO FINISH FOAM BAND      | TALEVERO                         |
| 4. FIBER CEMENT TRIM - VISTA    | 10. POT SHELF - VISTA PAINT      |
| PAINT (EVENING DOVE)            | (EVENING DOVE)                   |
| 5. FIBER CEMENT RAILING - VISTA | 11. LOUVERED DOORS - VISTA PAINT |
| PAINT (EVENING DOVE)            | (SPICED CARROT)                  |
| 6. WOOD CORBEL                  | 12. EXTERIOR LIGHTING BY KICHLER |
| 7. WOOD RAFTER TAIL - VISTA     | 13. AWNING - VISTA PAINT (SPICED |
| PAINT (EVENING DOVE)            | CARROT)                          |
|                                 | 14. BUILDING SIGN                |

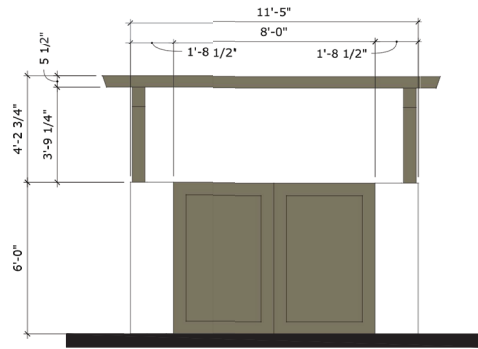
1/8" = 1'-0"

# SECOND STREET HOUSING I.P

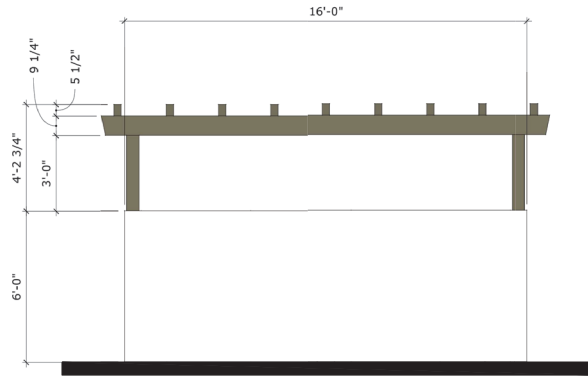
CORONA, CA

June 3, 2024

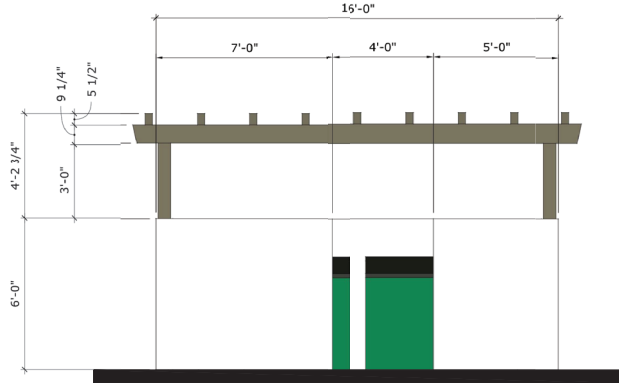
BUILDING PLAN



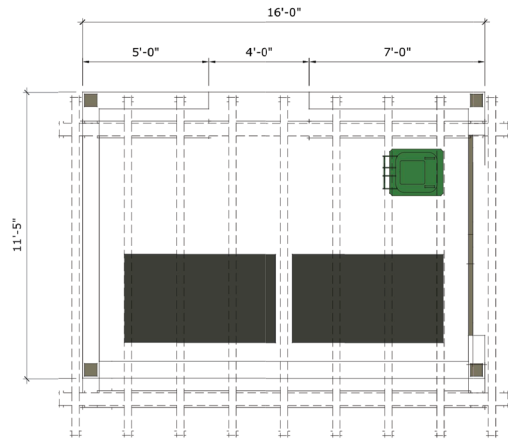
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



PLAN

1/2" = 1'-0"

# SECOND STREET HOUSING I.P

CORONA, CA

UNIT PLANS

June 3, 2024

# SECOND STREET HOMES

## PSH

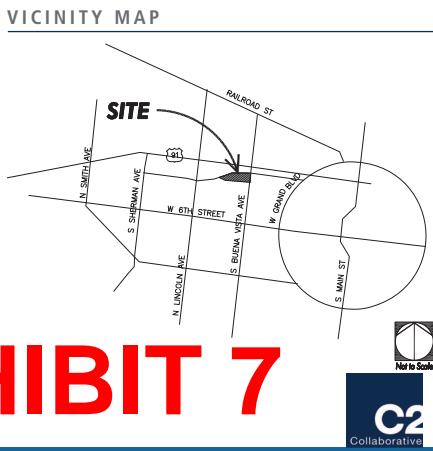
CORONA, CA

PAGE INDEX

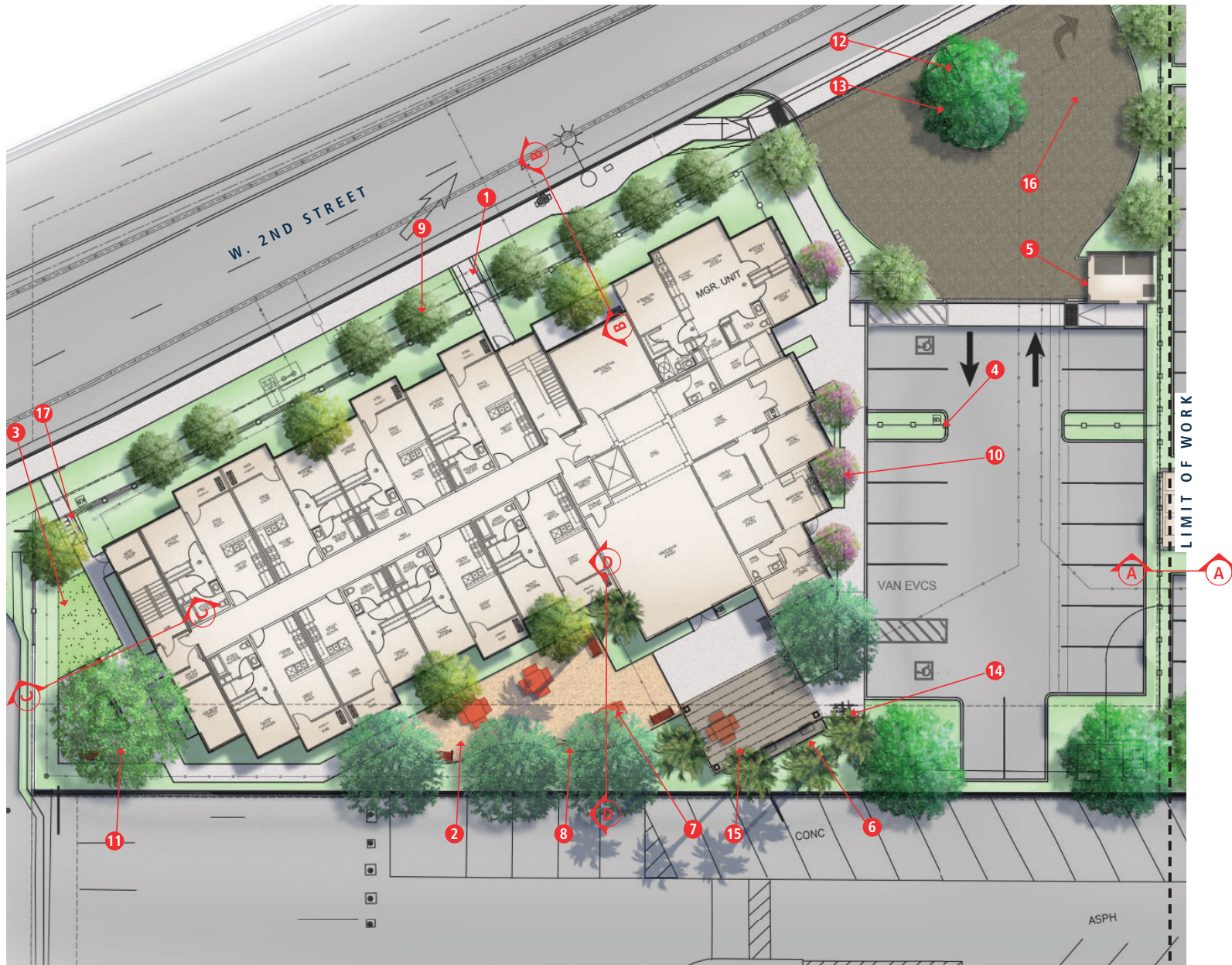
L-1	Cover Sheet
L-2	Landscape Site Plan
L-3	Site Sections
L-4	Wall and Fence Plan
L-5	Wall and Fence Conditions
L-6	Planting Plan
L-7	Planting Palette, General Notes & MWEO Calculations

SUBMITTALS

10/11/2023	1st Site Development Plan Submittal
12/20/2023	2nd Site Development Plan Submittal
03/06/2024	3rd Site Development Plan Submittal
04/15/2024	4th Site Development Plan Submittal
06/04/2024	5th Site Development Plan Submittal







## LEGEND

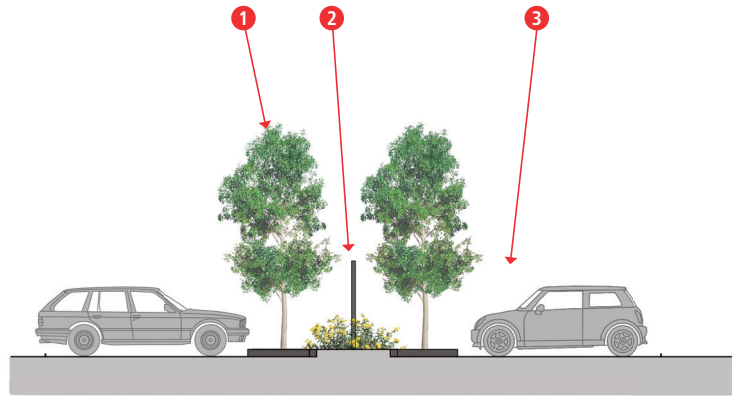
- 1 Sidewalk
- 2 Decomposed Granite
- 3 Turf
- 4 Gated Entry [6' Tall Tubular Steel]
- 5 Trash Enclosure
- 6 BBQ Area
- 7 Game Tables
- 8 Bench Seating
- 9 Street Trees
- 10 Accent Trees
- 11 Seating Area
- 12 Entry Signage
- 13 Call Box
- 14 Bike Rack [1]
- 15 Shade Structure
- 16 Enhanced Paving at Entry
- 17 Fire Hose Access Gate

## KEYMAP

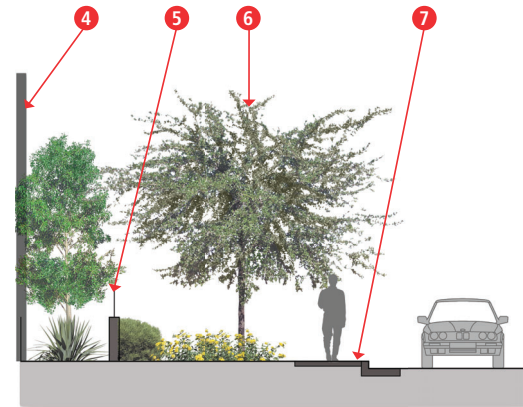


SECOND STREET HOMES PSH - LANDSCAPE SITE PLAN  
CORONA, CALIFORNIA





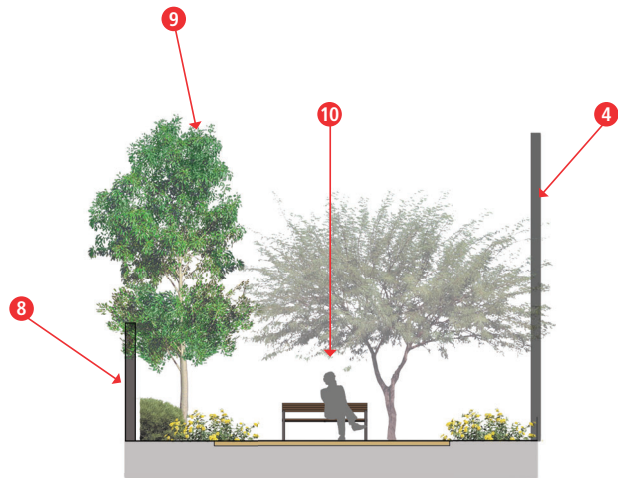
**SECTION A**  
SCALE: 1/4"=1'-0"



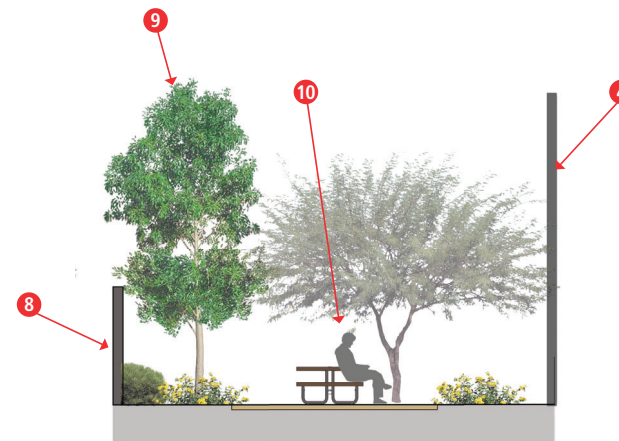
**SECTION B**  
SCALE: 1/4"=1'-0"

## LEGEND

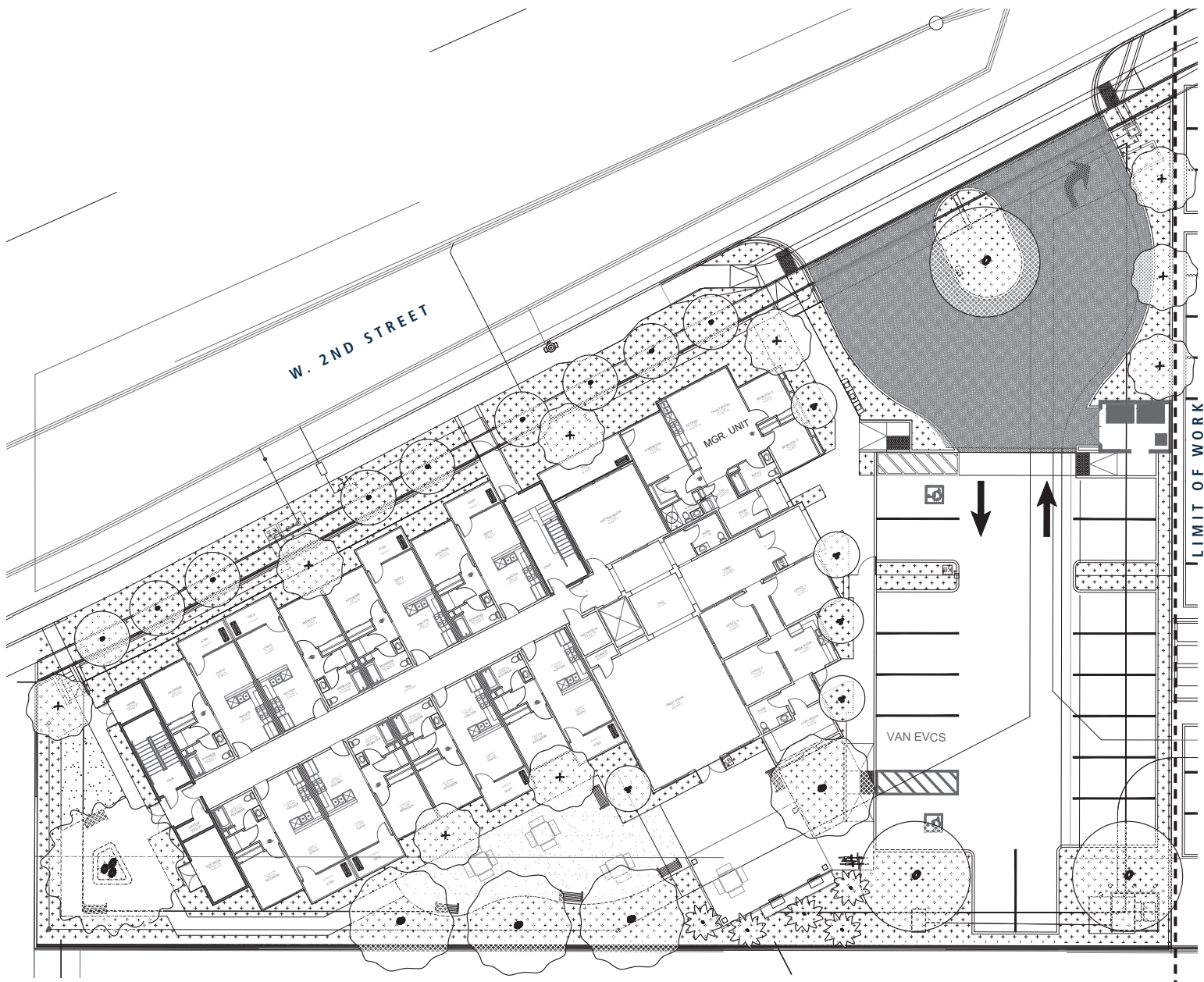
- 1 Parking lot tree
- 2 6' tall tubular steel fence
- 3 Parking
- 4 Architecture
- 5 5' tall combo wall with fencing
- 6 Street tree
- 7 Curb adjacent sidewalk
- 8 8' tall wall
- 9 Tall screen tree
- 10 Seating Area



**SECTION C**  
SCALE: 1/4"=1'-0"



**SECTION D**  
SCALE: 1/4"=1'-0"



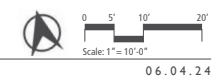
## LEGEND

- ◉ Arbutus 'Marina' (Marina Strawberry Tree)
- ◉ Lagerstroemia indica 'Natchez' (Crape Myrtle)
- ◉ Olea europaea (Common Olive)
- ◉ Quercus agrifolia (Coast live oak)
- ◉ Quercus virginiana (Southern Live Oak)
- ◉ Rhus lancea (African Sumac)
- ◉ Tristania conferta (Brisbane Box)
- ◉ Washingtonia filifera (Mexican Fan Palm)
- ▨ Shrubs
- ▨ Turf

## KEYMAP



SECOND STREET HOMES PSH - PLANTING PLAN  
CORONA, CALIFORNIA



L-6

## PLANT PALETTE

### The Sequoias Planting

Botanical	Common	Size	Spacing	WUCOLS
<b>Trees</b>				
Arbutus 'Marina'	Marina Strawberry Tree	24" Box	Per Plan	Low
Lagerstroemia indica spp.	Crape Myrtle	24" Box	Per Plan	Moderate
Olea europaea	Common Olive	24" Box	Per Plan	Moderate
Plantus racemosa	Western Sycamore	24" Box	Per Plan	Moderate
Podocarpus gracilior	Fern Podocarpus	24" Box	Per Plan	Moderate
Quercus agrifolia	Coast live oak	24" Box	Per Plan	Low
Quercus virginiana	Southern Live Oak	24" Box	Per Plan	Moderate
Rhus typhina	Staghorn Sumac	24" Box	Per Plan	Low
Tristania conferta	Brisbane Box	24" Box	Per Plan	Moderate
Washingtonia filifera	Desert Fan Palm	24" Box	Per Plan	Moderate

### Shrubs

Agave spp.	Agave	1 gal.	Varies	Low
Aloe spp.	Aloe	1 gal.	Varies	Low
Anigozanthos spp.	Dwarf Yellow Kangaroo Paw	5 gal.	30" o.c.	Moderate
Baileya multiradiata	Desert Marigold	1 gal.	24" o.c.	Low
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 gal.	Varies	Very Low
Bougainvillea spp.	Bougainvillea	5 gal.	30" o.c.	Low
Boutinela 'Blond Ambition'	Blue Grama Grass	5 gal.	Varies	Low
Buxus m. Japonica	Japanese Boxwood	5 gal.	24" o.c.	Moderate
Carex spp.	Sedge	1 gal.	24" o.c.	Low
Carissa macrocarpa spp.	NCN	5 gal.	30" o.c.	Low
Crassula spp.	Crassula	5 gal.	Varies	low
Dasyliroton spp.	Sotol	1 gal.	30" o.c.	Low
Dianella spp.	Flax Lily	5 gal.	24" o.c.	Low
Festuca spp.	Fescue	1 gal.	Varies	Low
Ficus microcarpa	Indian Laurel Fig	1 gal.	24" o.c.	Moderate
Helictotrichon sempervirens	Blue Oat Grass	1 gal.	24" o.c.	Low
Hemerocallis spp.	Daylily	5 gal.	24" o.c.	Moderate
Heteromeles arbutifolia	Toyon	5 gal.	30" o.c.	Very Low
Hesperaloe spp.	Red Yucca	5 gal.	30" o.c.	Low
Ilex vomitoria	Yaupon Yaupon Holly	5 gal.	30" o.c.	Low
Juncus patens	California Gray Rush	1 gal.	24" o.c.	Low
Lantana spp.	Lantana species	1 gal.	24" o.c.	Low
Lavandula spp.	Lavender	5 gal.	36" o.c.	Low
Ligustrum j. Texanum	Waxleaf Privet	5 gal.	36" o.c.	Moderate
Liriope m. 'Gigantea'	Big Blue Lily Turf	5 gal.	24" o.c.	Moderate
Lomandra l. spp.	Dwarf Mat Rush	5 gal.	24" o.c.	Low
Lonicera j 'Halliana'	Hall's Honeysuckle	5 gal.	24" o.c.	Low
Marathon fescue II	Turf	Sod	Varies	Moderate
Mimulus aurantiacus	Monkey Flower	5 gal.	30" o.c.	Very Low
Miscanthus spp.	Silvergrass	5 gal.	24" o.c.	Moderate
Muhlenbergia spp.	Deergrass	5 gal.	24" o.c.	Low
Olea europaea 'Montra'	Little Olive	5 gal.	24" o.c.	Low
Phormium spp.	Flax	5 gal.	30" o.c.	Varies
Pittosporum tobira	Mock Orange	5 gal.	30" o.c.	Moderate
Podocarpus gracilior	Fern Pine	5 gal.	Per Plan	Moderate
Raphiolepis spp.	Hawthorn species	5 gal.	30" o.c.	Low
Rosa spp.	Rose	5 gal.	30" o.c.	Moderate
Rosmarinus spp.	Rosemary	5 gal.	18" o.c.	Very Low
Salvia spp.	Salvia	1 gal.	24" o.c.	Low
Senecio spp.	Varies	1 gal.	Varies	Low
Strelitzia spp.	Bird of Paradise	5 gal.	30" o.c.	Moderate
Teucrium chamaedrys	Germander	1 gal.	24" o.c.	Low
Trachelospermum jasminoides	Star Jasmine	1 gal.	24" o.c.	Moderate
Westringia spp.	Rosemary	5 gal.	30" o.c.	Low
Yucca spp.	Yucca	5 gal.	30" o.c.	Low

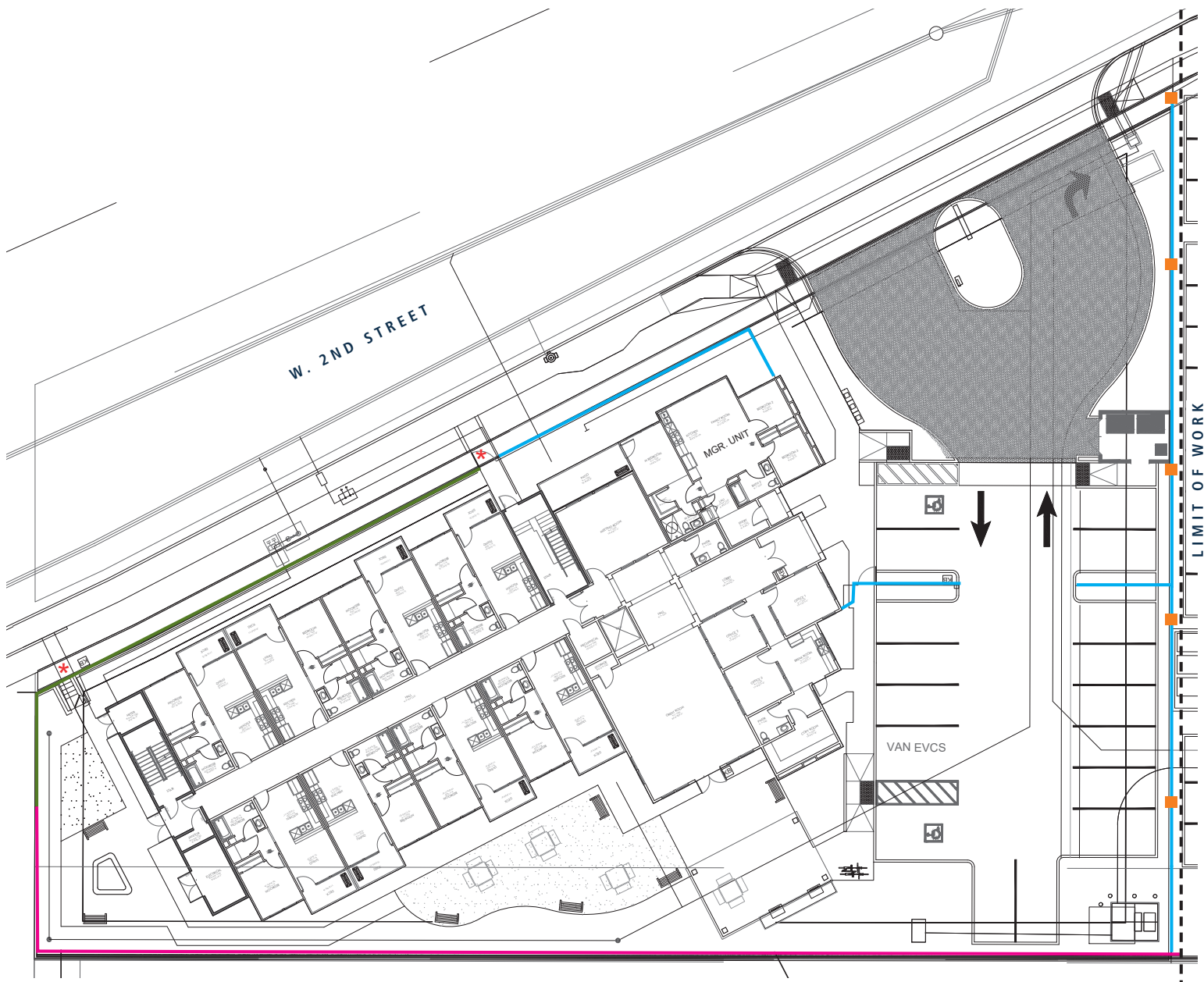
## GENERAL NOTES

- The landscape design and irrigation system design will comply with the City's Water Efficient landscape Ordinance. Required calculations to demonstrate the system's efficiency will be provided within the construction document package.
- Planting areas adjacent to the foundation pads must meet CBC 1804.4 and 8" below finished floor, 5% graded to the sidewalk; and sidewalk grades must be 2% and drain to a common area drain system.
- Trees planted adjacent to building foundations, roofs, utilities and hardscape should follow dripline recommendations and provide root barriers when planted within 5 feet.
- Additional landscaping to be installed along the retaining walls to soften the appearance.
- All landscaping and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.
- All trees located at corner planter areas, including vehicular entries, and major corner intersections of project area to be minimum 36" box size or 12' BTH.

## WELO CALCULATIONS

California MWEL "Quick Test Sheet"				
Project Name: <b>Second Street Housing</b>				
Project Location: <b>Corona, California</b>				
Is this a Residential Project? <b>Yes</b>				
Planted Landscape Area (LA & SLA):	<b>6,894</b>	Sq. Ft.	Recycled Water?	<b>No</b>
Swimming Pool or Spa Area:	<b>0</b>	Sq. Ft.		
Water Feature Area:	<b>0</b>	Sq. Ft.	Recycled Water?	<b>No</b>
<i>Please describe your project's landscape below:</i>				
All Landscape Areas	Area (Sq. Ft.)	% of LA	Plant Factor	Irrig. Type
Very Low Water Use Plantings:	<b>0</b>	0.0%	0.10	drip
Low Water Use Plantings:	<b>0</b>	0.0%	0.20	Drip
Low to Moderate Water Use Plantings:	<b>3,447</b>	50.0%	0.30	Drip
Moderate Water Use Plantings:	<b>0</b>	0.0%	0.40	Drip
Moderate to High Water Use Plantings:	<b>3,447</b>	50.0%	0.50	Drip
High Water Use Plantings:	<b>0</b>	0.0%	0.60	Drip
Moderate Water Use Turf:	<b>0</b>	0.0%	0.70	Spray
High Water Use Turf:	<b>0</b>	0.0%	0.80	Spray
Swimming Pool or Spa Area:	<b>0</b>	0.0%	0.80	Direct Fill
Water Feature Area:	<b>0</b>	0.0%	0.80	Direct Fill
SLA - Active Play Turf Area:	<b>0</b>	0.0%	N/A	N/A
SLA - Picnic or Amphitheater Area:	<b>0</b>	0.0%	N/A	N/A
SLA - Vegetable Garden Area:	<b>0</b>	0.0%	N/A	N/A
Total of All Landscape Areas (Sq. Ft.):	<b>6,894</b>	<b>100.0%</b>		
Total of Regular Landscape Areas (Sq. Ft.):	<b>6,894</b>			
Total of Special Landscape Areas (Sq. Ft.):	<b>0</b>			
<b>This Project Complies with the MWEL with an ETAF of:</b>				<b>0.500</b>





- ### LEGEND
- Low Wall with View Fence  
(Wall 3' max; Fence height 2')
  - Fence (6' max)
  - Proposed Decorative Wall (8' max.)
  - \* Pedestrian/ Fire Hose Access Gate
  - Pilaster (8'-6" max)

KEYMAP



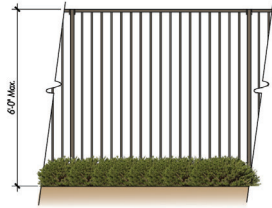
SECOND STREET HOMES PSH - WALL AND FENCE PLAN  
CORONA, CALIFORNIA

0 5' 10' 20'

04.14.14

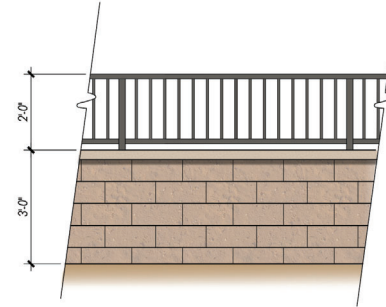
EXHIBIT 8





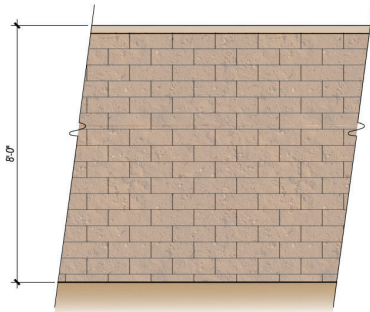
#### **TUBULAR STEEL FENCE**

COLOR: TBD  
HEIGHT: 6' MAXIMUM



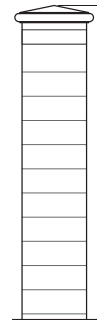
#### **LOW WALL W/ TUBULAR STEEL FENCE**

WALL MATERIAL: PRECISION BLOCK W/ SPLIT-FACE FINISH  
COLOR: TBD  
HEIGHT: 5' MAXIMUM



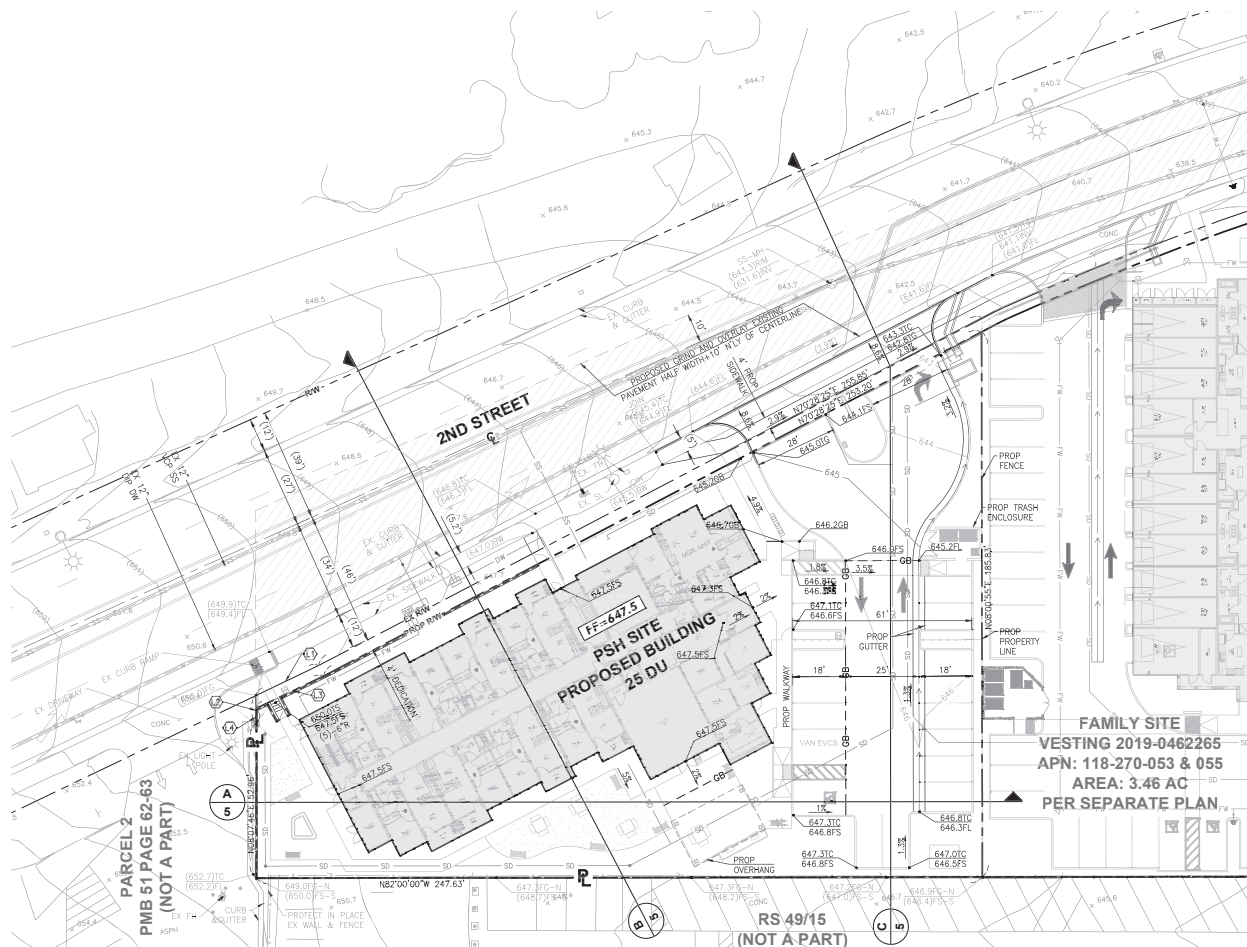
#### **PROPOSED WALL AT SCHOOL PROPERTY**

COLOR: TBD  
HEIGHT: 8' MAXIMUM



#### **PILASTER**

MATERIAL: PRECISION BLOCK W/ SPLIT-FACE FINISH  
COLOR: TBD  
HEIGHT: 8'-6" MAXIMUM



**LEGEND**

---	CENTERLINE
- - -	EX EASEMENT LINE
- - - -	EX R/W OR PROPERTY LINE

- NOTES**
- CALIFORNIA BUILDING CODE 1804.4 THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DRAINING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
  - ALL THE GRADING DESIGN CRITERIA SHALL BE PER CITY OF CORONA STANDARDS, CORONA MUNICIPAL CODE TITLE 15 CHAPTER 15.36 AND CITY COUNCIL ORDINANCE NUMBER 2568, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
  - ALL DRAINAGE DESIGN CRITERIA SHALL BE PER CITY OF CORONA STANDARDS AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
  - STREET DESIGN CRITERIA AND CROSS SECTIONS SHALL BE PER CITY OF CORONA STANDARDS, APPROVED SPECIFIC PLAN DESIGN GUIDELINES AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION HIGHWAY DESIGN MANUAL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

**ESTIMATED GRADING QUANTITIES**

	CUT (CY)	FILL (CY)	NET (CY)
RAW VOLUMES:	710	200	500
SHRINKAGE (10%)		20	
OVER-EXCAVATION:	1,000	1,000	
SHRINKAGE (10%)		100	
	1,710	1,320	390(EXPORT)
DISTURBED AREA: 0.72 AC			

**LINE TABLE**

#	BEARING	DISTANCE
①	N72°26'28"E	23.56'
②	N07°52'36"E	9.27'
③	N72°26'28"E	25.53'
④	N07°52'36"E	4.84'

**REVISIONS**

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE



SCALE: 1" = 20'  
DPR2023-0026 / PP2023-0011

**SECOND STREET HOMES PSH**

**CONCEPTUAL GRADING**

600 Wilshire Blvd  
Suite 1470  
Los Angeles, Ca 90017

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fuscoe.com

JOB NO. 1339-011  
DRAWN BY: FEJ  
SHEET 3 of 7

**EXHIBIT 9**



Projects: 13381.011 (Piers) Exilements/Conceptual Grading Plan 1339-0114/Std.dwg (5/29/2024 11:18 AM) Plotted by: Young Lim

February 26, 2024

City of Corona  
Planning Department  
400 S. Vicentia Avenue  
Corona, CA 92882

RE: Precise Plan (PP2023-0011) for 25-unit Permanent Supportive Housing Development Project

### **Project Description and Services**

The Second Street Housing project is well located in the heart of Corona at the corner of Buena Vista and 2nd Street just off the 91 freeway. The property is within walking distance of a grocery store, public transit, community serving retail, Corona City Hall, and the Corona-Norco Adult education center. This 25-unit permanent supportive housing project will be situated on .72 acres. It consists of 25 units with 24 one-bedroom and 1 three-bedroom manager's unit in a single building. The total building size is 21,043 sf. The one-bedroom units are designed to serve the needs of the formerly homeless population.

The building fronts on 2nd Street and is situated around a rear open space which includes passive and active open space. The location of the building will provide a separation from the street and give a more peaceful setting. Parking has been placed along the Eastern boundary of the property.

The units have been sized for individuals and couples. Unit amenities will include energy efficient appliances and HVAC systems to decrease residents' utility costs, the use of low VOC and other sustainable building products to improve resident's indoor environmental air quality, recessed lighting, durable plank vinyl flooring, large windows for natural lighting, and shaded balconies. The property will have a number of site amenities including an on-site manager with an onsite leasing office, BBQ pavilion, lawn games area, drought tolerant landscaping, and multiple community rooms. Site amenities have been designed to enhance the residents' community and give communal space for programs and meetings.

### **Supportive Services Overview**

The supportive and social services will be provided by Mercy House who is a partner in the project. The services Mercy House provides for the permanent supportive housing units is based on Housing First principles coupled with ongoing education and supportive services that focus on chronically homeless individuals. Motivational Interviewing strategies allow staff to address the individual's identified needs, allowing trust and rapport to develop. Regular availability and visibility on-site will reduce the barrier of connecting to a service provider as needed and reduce lengthy time lapses to connecting to services.

Mercy House follows best practices and proven and effective models of permanent supportive housing by providing the services and resources that are necessary to both address the health and disability –related issues faced by chronically homeless residents as well as the wrap-around services and support that address their barriers to maintaining permanent housing, resolving crisis situations and preserving tenancy. Supportive services are designed with a focus on intensive case management, with emphasis on behavioral health and primary health issues, independent living skills, and employment/educational goals. Intensive case management includes



individualized service planning and goal setting, coordination of services, counseling and support, crisis intervention, intensive assistance with accessing mainstream services and other community-based resources.

The service goals for Second Street are to stabilize chronically homeless households by establishing permanent housing and the ability to live independently while reducing recidivism back into homelessness. The development will employ Housing First principles of tenancy combined with access to mental health support, supportive services and on-going resident education.

The service delivery model will be based on a number of evidence-based practices that are agile and complementary to one another to meet the needs of a diverse set of residents. The supportive services philosophy and design promotes and supports the following: housing stability, independence, community building, the development of support networks, and participation in meaningful activities within the broader community. Below is the scope and scale of the services that will be offered:

Type of Service	Description	Provider	Location and Distance in Miles from Project Site	Frequency of Offered Service	Hours of Availability
Access to other services	Case managers will assist to identify resident needs through regular case management and provide referrals to community resources that may be available to fit those needs. Case managers will be well versed in community resources and will ensure that residents are provided the level of support necessary to successfully access them. They will also work with volunteer groups in the community to market and solicit donations for food, clothing and household items.	Mercy House	On-Site/ Off- Site at Various sites across Riverside County within 5-15 mile radius	As needed	Monday-Friday 9:00am - 5:00pm
Basic housing retention skills	Case management and group classes provide residents with skill training in becoming successful housing residents including renter's responsibilities during tenancy, unit maintenance and upkeep, cooking, laundry, hygiene and safety.	Mercy House	On-site	Offered monthly or as needed	Monday-Friday 9:00am - 5:00pm
Benefits counseling and advocacy	Applicants will be partnered with a Mercy House case manager to assist them with obtaining necessary housing documents and move-in support. Case Manager will also work on behalf of resident to assist in any appeals or reasonable accommodation requests as desired by the applicant. Case managers are also experienced in assisting clients in visiting mainstream benefits providers (e.g. DPSS for MediCal, CalFresh, GAIN, CalWorks, GA/GR etc) and completing necessary applications/enrollment.	Mercy House	On-site	At move-in and as needed	Monday-Friday 9:00am - 5:00pm
Case management	A case manager will be assigned at entry to identify the resident's individual needs and barriers to maintain housing. A Housing Stabilization Plan will be created to guide supportive services, improve independent living skills and create goals which will improve their self-determination.	Mercy House	On-site	Offered weekly or as needed	Monday-Friday 9:00am - 5:00pm
Crisis Intervention	Case Managers are trained to support residents through crisis support during working hours and the on-site Residential Coordinator is there to support crises that may occur in off hours. Residents may be supported to access crisis resources within the County of Riverside's Department of Behavioral Health including County Mental Health Crisis line and 24/7 Mental Health Urgent Care facility.	Mercy House	On-site/Off-site	As needed	Daily
Educational services	Residents who have identified educational goals either through their Housing Stabilization Plans or otherwise will be supported in setting goals towards and accessing resources in the community to complete their GED; filing education benefit apps, exploring career goals, financial aid planning, etc.	Mercy House	On-site/Off-site at Various sites across Riverside County within 5-15 mile radius	As needed	Monday-Friday 9:00am - 5:00pm
Employment services	Residents who have identified employment goals either through their Housing Stabilization Plan or otherwise will be supported in setting goals towards and accessing employment and job counseling services such as support with writing resumes, job searches, interviewing techniques and computer skills, tutoring for GED and job retention skills. Further, case managers link clients to Riverside County Workforce Development Centers as needed for further vocational and educational support.	Mercy House	On-site/Off-site at Various sites across Riverside County within 5-15 mile radius	As needed	Monday-Friday 9:00am - 5:00pm

<b>Personal Finance Services</b>	Residents will be connected to on-line resources and life skills classes from the Bank of America "Better Money Habits" curriculum focusing on budgeting, saving and other financial goals. Personal finance topics including budgeting, savings, credit and debt reduction will also be discussed in case management and incorporated into Housing Stabilization Plans.	Mercy House	On-Site	As needed	Monday-Friday 9:00am - 5:00pm
<b>Physical health care</b>	Residents with identified physical health needs including primary care, chronic disease, dental and preventative healthcare needs will be supported to connect to Centro Medico's Health clinics for comprehensive health services.	Centro Medico Community Clinic	1303 W 6th Street Corona, CA (.70 miles) or at Corona Navigation Center - Health Clinic (1.2 miles)	As needed	Monday-Saturday 8am-5pm
<b>Mental health care</b>	Residents with identified mental/behavioral health needs will be supported to connect to Centro Medico's Health clinics for comprehensive health services.	Centro Medico Community Clinic	1303 W 6th Street Corona, CA (.70 miles) or at Corona Navigation Center - Health Clinic (1.2 miles)	As needed	Monday-Saturday 8am-5pm
<b>Recreational and social activities</b>	Residential Services Coordinator/Case Manager will plan and market to residents monthly events such as potlucks, community funded BBQs, exercise classes and gardening to encourage resident interaction and reduce social isolation.	Mercy House	On-Site	Monthly	May vary to fit resident schedules
<b>Resident Advisory Council</b>	Residential Services Coordinator/Case Manager will coordinate resident meetings at least quarterly (or more frequently if needed or requested) to encourage discussions related to the needs of the residents, including but not limited to such topics as apartment living; meeting neighbors; becoming familiar with the surrounding area and any opportunities in general; operations and services concerns or suggestions; and resident activities. As needed, one-on-one discussions will occur, as all parties realize and understand not all people are comfortable in a group setting. Our goal is to insure each resident will have ample opportunity to have his or her opinions heard.	Mercy House	On-site	Quarterly	May vary to fit resident schedules
<b>Substance use services</b>	Residents with identified mental/behavioral health needs will be supported to connect to Centro Medico's Health clinics for comprehensive health services. Residents may also be assisted to access treatment centers and connections to AA/NA community meetings to support recovery.	Centro Medico Community Clinic	1303 W 6th Street Corona, CA (.70 miles) or at Corona Navigation Center - Health Clinic (1.2 miles)	As needed	Monday-Saturday 8am-5pm

## Service Provider

As the lead service provider for the Project, Mercy House shall coordinate the provision of and/or referral to services needed by individual residents. In addition, Mercy House will provide at least 200 hours of instruction per year of instructor-led adult education.

Mercy House will partner with the Centro Medico Community Clinic (CMCC) to provide behavioral health, medical, and oral care services to residents, as well as supportive services. CMCC with support from the City of Corona operates a Federally Qualified Health Center (FQHC) that provides medical, behavioral health, oral care, and post hospital recuperative care services to at-risk and homeless residents of the City of Corona. CMCC will provide at least 300 hours of services per year.

## Service Plan

Participation in supportive services by residents is voluntary. Access to or continued occupancy in housing is not conditioned on participation in services or on sobriety. This supportive services plan describes the services to be made available to residents in a manner that is voluntary, flexible and individualized, so each may continue to engage with supportive services providers, even as the intensity of services needed may change. Adaptability in the level of services is designed to support resident engagement and housing retention. Residents will be assertively and respectfully encouraged to participate in the support and services available to them.

## Resident Outreach

- a. Referrals will be received from the Riverside County Coordinated Entry System. Mercy House will work with City Net Case Managers who will complete VI-SPDAT surveys, assist Corona chronically homeless in getting

document ready, and work with HomeConnect staff to refer document ready clients to the HACR to establish a waiting list of eligible Corona clients. City Net will also provide support to Mercy House and HACR by assisting clients through the Section 8 eligibility process. In applying Housing First principles, the property manager will not require sobriety, credit or rental history background confirmation and make every attempt to secure housing for the applicant once eligibility requirements are confirmed. Eligibility screening is designed to be thorough while at the same time avoiding unnecessary barriers to housing access. All applicants will be provided assistance from either Mercy House or Centro Medico staff in obtaining necessary documentation and will be given a reasonable amount of time to obtain required documentation and verifications. If requested, Mercy House or Centro Medico staff will assist applicants with the porting process and/or any appeals or reasonable accommodations requests as desired by the applicant. This process strongly enforces the Housing First practice and assures that high-acuity chronically homeless individuals, who might encounter additional barriers when navigating the extensive housing placement process, are given immediate access to the appropriate resources.

- b.** Services are initiated within 24 hours of a resident occupying a unit in order to begin building engagement and to avoid problems with the transition from homelessness to housing. Mercy House will provide onsite and offsite supportive services via trained Housing Solutions Case Managers. Mercy House staff work with residents to co-create individualized service plans that set clear resident goals in plain language. These goals include housing goals and are reviewed and updated regularly. Case management staff work with residents to identify community integration and supports and then provide assistance as necessary to support residents. This includes providing transportation, coaching, and residential living skills assistance to support residents in initiating and sustaining such activities.
- c.** Regular availability and visibility on-site by staff will reduce the barrier of connecting to a service provider and reduce lengthy delays connecting to services. Mercy House Housing Solutions Case Managers will maintain consistent hours and a visible presence onsite to ensure the success of all residents.
- d.** Individualized Assessments and Housing Stabilization Plans: Each resident receives an assessment that covers the major areas of their life and informs the goals of the Housing Stabilization Plan. The Housing Stabilization Plan focuses on the resident's strengths and identified areas of need. While all services are voluntary, all residents have a Housing Stabilization Plan that reflects their personal financial, life skills, health and wellness goals related to housing stability. Each resident is active in developing this plan with their Housing Solutions Case Manager. This plan contains goals and objectives which incorporate their unique strengths, needs, abilities, and preferences, as well as identified challenges and problems.

Mercy House's case management approach utilizes Housing First principles to serve residents without precondition and utilizes recovery principles and harm reduction principles to assist residents in identifying goals that are important to them and to identify strategies for housing retention regardless of resident desire to engage in behavioral health services and/or sobriety. Mercy House understands progressive engagement and provides full-time supportive services to residents.

- e. Ongoing Encouragement and Transition Support. If residents are not initially interested in engaging with onsite services, Mercy House staff will continue to visit the resident at regular intervals to inquire as to whether the resident believes that they have what is needed to be successful in housing and to offer support, as needed. Most commonly, staff find success in outreaching and engaging residents by offering support in completing activities of daily living such as assistance with banking, shopping, transportation assistance or accessing healthcare. This engagement then often leads to the resident being more willing to engage in further supportive services and to develop a clear housing support plan more fully. Mercy House has a history of high resident retention of 95-98% annually with long lengths of stay in its permanent, supportive housing programs and positive exit outcomes. Regular case management includes supportive services with resident defined goals that has led to these positive retention outcomes. However, over time residents may need fewer supportive services and visits from Mercy House staff may decrease from daily to weekly to monthly. Throughout this transition, a resident's housing support plan will continue to be reviewed and updated. Mercy House staff are trained in Moving On / Moving Up strategies to continually seek to connect residents to as many mainstream and community resources as possible to provide maximal options for residents to increase their independence and to increase their housing options so that they can transition from their current housing and supportive services situation to any situation of their choosing.
- f. Other engagement and retention strategies. Upon move-in to the community, the Mercy House Housing Solutions Case Manager will begin developing trust and rapport with the Second Street Housing residents in a multi-phased approach and start to build the residents' community of support to help make the transition from homelessness to housing more successful.

During the first phase, case managers may meet more frequently with the resident helping them to get acquainted with their new surroundings and begin to learn to maintain their home. Together the resident and the case manager conduct a needs assessment and will begin to create a Housing Stabilization Plan. The plans and timelines for each resident are resident centered and are tailored to each individual's circumstances, needs, strengths, level of engagement, and wishes. Housing Solutions Case managers aid each resident in achieving the goals of their plan by helping

residents identify and obtain services and resources, on and off site that they need to maintain housing stability, increase their well-being and more fully integrate into the broader community. This includes residents making decisions for themselves and sharing responsibilities. The plan may identify a number of areas in which the resident needs additional support including housing stabilization, financial, employment, life skills, sobriety, physical and mental health and others. Coordination between the Mercy House case manager, CMCC and other service partners will begin to connect residents to the additional supportive services they may need or benefits they are entitled to. At move-in, the case manager will go through the different transportation options available to the resident. Overview of transportation options include on foot, by bicycle, shuttle transportation services available to them or via Riverside Transit Agency (RTA) bus routes.

During Phase 2, the case manager will begin to monitor and strengthen the support network and resident's skills. Staff will be encouraged to engage residents in community building activities and events to help residents create a local support group which increases their self-worth and pride in their home. Residents will also be encouraged to participate in an onsite Resident Advisory Council, as well as events and volunteer opportunities in the nearby area. Mercy House staff will schedule group life skills classes that may include partner agencies providing services on or off-site.

During Phase 3, case managers will develop long-term goals with the resident aimed at continuing housing stabilization. Staff will work closely with residents to prevent eviction and will learn to identify the early signs of lease violations through case management, casual interaction and observation, and close coordination with property management staff. When residents become delinquent in rent, have multiple housekeeping notices, or other lease violations, staff will work with the resident in case management to identify any difficulties they are facing in maintaining their housing. Staff will work with both the resident to prevent eviction and help get the resident back on track and in compliance with their lease agreement and/or rental payments. Staff will continuously monitor residents' progress and well-being by establishing at least weekly contacts with all residents, including welfare checks for those not participating in case management.

- g.** Regular Resident Advisory meetings will facilitate resident participation in decision- making with regards to service delivery. Resident satisfaction surveys offer the opportunity for residents to share, comment and rate their experience with onsite resident services and the community at-large. Resident surveys also provide clarity regarding the service gaps and needs for each unique resident community.

## **II. Cultural Competency**

The Project is committed to providing supportive services that are culturally and linguistically competent for persons of different races, ethnicities, sexual

orientations, gender identities, and gender expressions. Services will be provided to Second Street Housing residents who do not speak English, or have other communication barriers, including sensory disabilities. Mercy House, as lead services provider, is committed to facilitating appropriate communication among partner agencies and residents.

Mercy House has developed agency-wide policies and procedures for ensuring non-discrimination and equal access to provide effective, equitable, understandable, and respectful quality care and services that are responsive to diverse cultural health beliefs and practices, preferred languages, health literacy, and other communication needs, which will be applied in the provision of services to residents at this Project.

The following specific practices, in alignment with the Mercy House best practices, will be in practice at the Project:

- a. Recruit, promote, and support culturally and linguistically appropriate services staff that is responsive to the Project population.
- b. Educate and train staff in culturally and linguistically appropriate policies and practices on an ongoing basis.
- c. Offer language assistance to individuals who have limited English proficiency and/or other communication needs, at no cost to them, to facilitate timely access to all health care and services. Provide easy-to-understand print and multimedia materials and signage in the languages commonly used by the populations in the service area; Inform all individuals of the availability of language assistance services clearly and in their preferred language, verbally and in writing.
- d. Ensure the competence of individuals providing language assistance, recognizing that the use of untrained individuals and/or minors as interpreters should be avoided.
- e. Work with residents to provide support that is culturally and linguistically appropriate, particularly when used to identify, prevent and resolve conflicts or complaints.

### **III. Services Provided**

The supportive services provision will be based on Housing First principles coupled with ongoing education and supportive services that focus on homeless individuals' assessed needs. Trauma informed care and motivational interviewing strategies allow staff to address the individual's identified needs, allowing trust and rapport to develop. Regular availability and visibility on-site will reduce the barrier of connecting to a service provider as needed and reduce lengthy time lapses to connecting to services.

Supportive services will be designed to focus on intensive case management, with emphasis on behavioral health and primary health issues, independent living skills, and employment and/or educational goals. Intensive case management includes individualized service planning and goal setting,

coordination of services, counseling and support, crisis intervention, intensive assistance with accessing mainstream services and other community-based resources.

a. **Services Provided.** The following supportive services shall be made available to Second Street Housing residents based on resident need, and shall be provided directly by Mercy House, CMCC, or other off-site service provider linkages:

- i. Development of Housing Stabilization Plan
- ii. Case management services
- iii. Mental health care
- iv. Substance use services, such as treatment, relapse prevention, and peer support groups
- v. Support in linking to physical health care, including access to routine and preventive health and dental care, medication management, and wellness services
- vi. Benefits counseling and advocacy, including assistance in accessing SSI/SSP, enrolling in Medi-Cal
- vii. Basic housing retention skills (such as Unit maintenance and upkeep, cooking, laundry, and money management)
- viii. Eviction Prevention Services
- ix. Services for persons with co-occurring mental and physical disabilities or co- occurring mental and substance use disorders not listed above
- x. Recreational and social activities;
- xi. Educational services, including assessment, GED, school enrollment, assistance accessing higher education benefits and grants, and assistance in obtaining reasonable accommodations in the education process
- xii. Employment services, such as supported employment, job readiness, job skills training, job placement, and retention services, or programs promoting volunteer opportunities for those unable to work
- xiii. Personal Finance Education
- xiv. Obtaining access to other needed services, such as civil legal services, or access to food and clothing
- xv. Resident Advisory Council: Residents will be encouraged to participate in the Resident Advisory Council to contribute to larger discussions regarding services, planning, and operations. Facilitated by staff, the Resident Advisory Council will meet on a quarterly or as needed basis to voice their concerns or improvements to the property and/or services
- xvi. Crisis Intervention

#### **IV. Services Location**

All required services will be provided onsite at the Project or offsite at CMCC community clinics or the CMCC Corona Navigation Center health center accessible to Second Street Housing residents. As part of the system of services



that Mercy House and CMCC operates in Corona, transportation will be made available to take clients to CMCC at the shelter/navigation center to access a wide variety of services. The Project is located near bus routes with regular service. Case managers will assist residents to access a limited supply of bus passes, maps and route timetables to assist with travel planning. The provision of transportation assistance will be provided with a focus on allowing for the greatest independence possible for residents, providing support while encouraging self-sufficiency.

## **V. Case Manager**

Mercy House will provide a full-time case manager. The Housing Solutions Case Manager under the direction of the Housing Solutions Program Manager is responsible for ongoing needs assessment, personal housing/ emergency plans, implementation, support, information, referral, and advocacy for individuals who are in the Mercy House Permanent Supportive Housing Program. This position requires successful working relationships with residents that support their ability to increase their self-reliance. This position will influence and recognize positive behavior changes and will identify problems and obstacles that threaten to undermine residents' self-reliance and housing stability. Keeping clear and accurate files and records is essential to this position. *This position will ensure that the team is practicing trauma informed and client focused strategies.* Below is a description of the Case Manager role:

### **a. Client/Service Delivery:**

- i. Maintain a minimum caseload of 17-25 individuals. Meet at least twice a month with residents to develop emergency plans and individual housing supporting plans based upon the housing assessment that identified barriers, including short and long-term measurable goals. Meet with clients in the shelters, out in community and in their home.
- ii. Utilize harm reduction interventions and methodologies to provide client centered services to keep them in housing.
- iii. Utilize skills regarding crisis prevention and intervention.
- iv. Practice Trauma Informed Care and Motivational Interviewing techniques
- v. Assist residents to build upon their strengths and recognize their needs in a respectful manner.
- vi. Conduct health, safety visits and inspect resident apartments to ensure that they are properly maintained by completing habitability inspections with Leasing Agents.
- vii. Be knowledgeable of community resources and refer clients as needed.
- viii. Organize and facilitate social and recreational activities designed to promote community involvement and peer support.
- ix. Work with volunteers and community resources to assure that residents are linked with services such as employment, education, tutoring and/or mentoring as appropriate.
- x. Attend trainings that increase knowledge of effectively meeting clients' needs (including co-occurring disorders, harm reduction, and cultural competence).
- xi. Facilitate relationship building between landlords/caretakers and clients.

- xii. To participate in the emergency on call schedule to ensure clients' needs are met and must be available.
- xiii. Work collaboratively with other community support providers, outreach teams, Housing Authorities (Housing Specialists), Social Workers, Leasing Team, Landlords.

**b. Team/Staff Relations:**

- i. Work as a Mercy House team member with all staff and volunteers in order to implement the mission and core values of the agency. Attend regular internal and external agency meetings.
- ii. Work as part of a team to plan and develop resident programs.
- iii. Work in a team environment, fast passed environment, be flexible, be able to adapt to sudden changes, be trustworthy, be reliable, be empathetic.
- iv. Communicate effectively with diverse population.

**c. Administrative:**

- i. Keep accurate, up to date documentation on all clients, including but not limited to individual housing plans, emergency plans, case notes, case file, assessments, call logs, Housing Authority (application and recertifications)
- ii. Complete all paperwork in a timely and accurate manner that ensures payment to the agency from various sources.
- iii. Assist with all data collection systems.
- iv. Assure deadlines are met.
- v. Willingness to gain knowledge and understanding of Adult Rehabilitative Mental Health Services and Substance Abuse Treatments.
- vi. Utilize computers and appropriate software (eg. Microsoft: Word, Outlook, Excel, Power Point) and/ or specific systems applicable to position.
- vii. Responding to calls and emails in a timely manner.
- viii. Perform tasks independently and prioritize workload.
- ix. Occasional lifting of items up to 25lbs. (i.e., accepting donated items)
- x. Prolonged periods sitting at a desk and working on a computer.

**Services Experience**

PROPERTY NAME	CITY	NO. UNITS	PROJECT TYPE	YEAR	TARGET POPULATION	Supportive Service Provider	Service Types
<u>The Orchard</u>	<u>Santa Ana</u>	<u>72</u>	<u>PSH</u>	<u>2016</u>	<u>CH</u>	<u>Mercy House</u>	<u>ICM, HR, C, F, B, HP, S, L, HW</u>
<u>Louis Martin</u>	<u>Anaheim</u>	<u>4</u>	<u>PSH</u>	<u>2015</u>	<u>CH, D</u>	<u>Mercy House</u>	<u>ICM, HR, C, F, B, HP, S, L, HW</u>
<u>Multi-Sites</u>	<u>Orange County</u>	<u>272</u>	<u>PSH</u>	<u>2013</u>	<u>CH</u>	<u>Mercy House</u>	<u>ICM, HR, C, F, B, HP, S, L, HW</u>
<u>The Cove</u>	<u>Newport Beach</u>	<u>12</u>	<u>PSH</u>	<u>2018</u>	<u>A, FH</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>San Miguel</u>	<u>Santa Ana</u>	<u>9</u>	<u>PSH</u>	<u>2005</u>	<u>FH</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Joseph</u>	<u>Santa Ana</u>	<u>15</u>	<u>PSH</u>	<u>2017</u>	<u>A, FH</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Regina</u>	<u>Santa Ana</u>	<u>3</u>	<u>PSH</u>	<u>2018</u>	<u>A, FH</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>

<u>Bethany</u>	<u>Santa Ana</u>	<u>3</u>	<u>PSH</u>	<u>2018</u>	<u>A, FH</u>	<u>Mercy House</u>	<u>HR, C, F, B, HP, S, L, HW</u>
<u>Emmanuel</u>	<u>Santa Ana</u>	<u>21</u>	<u>PSH</u>	<u>2015</u>	<u>FH, HIV</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Drexel I, II, III</u>	<u>Orange</u>	<u>3</u>	<u>PSH</u>	<u>2012</u>	<u>FH, A</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Frederic Ozanam</u>	<u>Santa Ana</u>	<u>2</u>	<u>PSH</u>	<u>2017</u>	<u>FH, A</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Guadalupe</u>	<u>Ontario</u>	<u>15</u>	<u>PSH</u>	<u>2015</u>	<u>LMI, FH</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Francis</u>	<u>Ontario</u>	<u>15</u>	<u>PSH</u>	<u>2009</u>	<u>LMI</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>
<u>Begonia</u>	<u>Ontario</u>	<u>4</u>	<u>PSH</u>	<u>2012</u>	<u>LMI</u>	<u>Mercy House</u>	<u>C, F, B, HP, S, L, HW</u>

#### LEGEND

##### Population Type

D: Disabled

CH: Chronically Homeless

V: Veterans

H: Homeless

FH: Formerly Homeless

HIV: HIV/AIDS

A: Affordable

LMI: Low-Moderate Income

##### Services Provided

ICM: Intensive Case Management

HR: Harm Reduction

C: Career Support

F: Financial Literacy

B: Benefits Advocacy

HP: Homeless Prevention

S: Social Activities

L: Life Skills

HW: Health and Wellness

E: Education Services

#### Ownership Experience

**C&C Development Co., LLC** (C&C) is a full-service real estate development company established in 2003. C&C specializes in the construction, acquisition, rehabilitation and management of affordable housing for seniors, large families and the special needs populations. This experience has taught us to approach every project with the long-term in mind. Through quality design and construction, we're not only developing projects to be successful today, we're developing projects that will remain successful 10, 20 and 30 years into the future.

C&C has worked on a variety of projects since its inception, with a focus on family, senior and special needs affordable rental housing developments in Southern California. However, most importantly, C&C strives to construct and/or rehabilitate properties with the residents' health and well-being in mind. A place to call "home," with amenities that create an environment where families and seniors can progress, thrive and be healthy. Amenities often include active playgrounds with child-tested equipment, a community learning center with computers, after-school programs and adult education. The community learning centers serve the youth with programs that help create a foundation for achieving educational goals and to stimulate young minds. Community space is also provided for adult programs that foster healthier and productive lifestyles for families and seniors.

C&C has experience financing suburban, urban infill, inclusionary, new construction, redevelopment and acquisition-rehabilitation projects. As C&C has developed, managed, and maintained ownership of more than 2,200 units, we have achieved a level of experience necessary

to develop and manage affordable rental housing in today's complex and challenging entitlement and financing environment.

Our mission is to develop safe, healthy and aesthetically pleasing affordable housing communities in order to strengthen individuals, families, seniors, neighborhoods and cities. Through our business acumen, strong sense of social advocacy, and interest in innovation, we are able to sustain strong relationships with public and private partners and to develop award-winning properties.

**Mercy House Living Centers** was founded in 1988 as a non-profit service provider whose mission is to be a leader in ending homelessness by providing a unique system of dignified housing alternatives, programs and supportive services. In 2005, Mercy House CHDO, Inc. was formed as an affiliate agency to support its mission by developing and operating quality housing to include special needs housing serving homeless populations. Combined, the two agencies bring decades of experience providing services that include advocacy and education, homeless prevention, outreach and rapid rehousing programs, walk-in access centers, emergency shelters, interim housing and single/scattered site permanent housing which includes permanent support housing serving chronically homeless populations.

In over its 30 years of operation, Mercy House has served more than 105,000 individuals.

Mercy House has extensive experience working with collaborative teams in the housing development design phase and with a variety of stakeholders including respected nonprofit affordable housing developers, city governments, church partners and community members alike. These partnerships have operated in an environment of high trust and transparency where knowledge, ideas and best practices for design and construction have been generously shared among collaborative members. Additionally, as a service provider involved in the design process, Mercy House is able to provide valuable input to projects to ensure that the design meets the needs of the populations it intends to serve and maximizes the social impact of the project. They have a dedicated team which includes Chief Executive Officer, Larry Haynes, and Chief Housing Officer, Linda Wilson, who have been with the agency a combined 55 years and oversee the design and implementation of new housing development.

### **Property Management Experience**

**Advanced Property Services Management, Inc. (APS)** is a wholly owned subsidiary of C&C and has been in the property management business since 1974. APS is a full-service property management company specializing in the day-to-day management of multifamily residential apartments with an expertise in affordable housing. APS' experience and expertise in property management qualifies them to personally serve the unique needs of property owners and residents. APS handles the property management, tenant screening, qualification and annual income verification of all tenants. APS is committed to providing high quality affordable living environments and is a fair but strict management company that manages properties to the highest standards possible. APS' staff is tax credit certified and experienced in handling all aspects associated with the lease-up and management of tax credit units. A complete system of checks and balances is used to maintain financial control. Adherence to tenant qualifications, eligibility and rent collection procedures are strictly enforced and maintained. APS employs a full-time maintenance staff equipped to handle all aspects of property maintenance.

APS understands the importance associated with proper tenant qualification and the ongoing compliance at each of their affordable communities. APS takes a direct, hands-on approach to tenant qualification, leasing and compliance.

Within the tenant qualification process, APS have a number of goals that are achieved through its leasing activities:

- ❖ Ensure that the household is income qualified for the project.
- ❖ Ensure that the household is occupancy qualified.
- ❖ Ensure that the household will be a positive impact on the community.
- ❖ Ensure that the household's annual income is sufficient to cover its monthly housing costs.

APS employs tax credit certified leasing personnel. Leasing personnel qualify potential residents as they apply for residences and perform annual re-certifications of income and occupancy. APS maintains the following procedures for initial qualification and annual recertification:

- ❖ Thorough review of prospective tenant's income and occupancy.
- ❖ Third party income verifications.
- ❖ References from previous two landlords/management companies.
- ❖ Criminal Background checks.
- ❖ Credit checks
- ❖ Certain tenants may be required to complete budgets to demonstrate ability to cover monthly housing costs.

APS currently manages C&C's entire portfolio. Please see the attached list of developments C&C has completed.

PROPERTY NAME	CITY	NO. UNITS	RESIDENT TYPE	YEAR	PROJECT TYPE
Altrudy	Yorba Linda	48	Seniors	Construction	New Construction
Pacific Wind	Carlsbad	58	Families	Financing	New Construction
El Dorado II	San Marcos	84	Families	Construction	New Construction
The Groves	San Juan Capistrano	75	Seniors	Construction	New Construction
Villa Pacifica II	Rancho Cucamonga	60	Seniors	2019	New Construction
Mission Trail	Lake Elsinore	85	Families	2020	New Construction
Meridian	Corona	85	Families	2020	New Construction
Villa Paseo	Paso Robles	110	Seniors	2019	Rehab
Parc Derian	Irvine	80	Families	2018	New Construction
Depot@Santiago	Santa Ana	70	Families	2018	New Construction
Lemon Grove	Orange	82	Families	2017	New Construction
Andalucia	Santa Ana	70	Families	2017	New Construction
Adagio	Camarillo	60	Families	2016	New Construction
940 Minnie	Santa Ana	8	Families	2015	New Construction
Citrus Circle Apartments	Corona	61	Families	2015	New Construction
Parkview	San Marcos	84	Families	2014	New Construction
Serrano Woods	Orange	63	Families	2013	New Construction
Santa Ana Infill	Santa Ana	51	Families	2013	New Construction
Garnsey	Santa Ana	26	Families	2012	Rehabilitation
Roberta	Fullerton	16	Families	2012	Rehabilitation
Buena Vista	County of Orange	17	Families	2012	New Construction
Richman Court	Fullerton	16	Families	2011	Rehabilitation
Lacy & Raitt	Santa Ana	35	Families	2010	Rehabilitation
1410 Durant	Santa Ana	14	Families	2010	Rehabilitation
Citrus Grove	Orange	57	Families	2010	New Construction
Pacific Court	Huntington Beach	48	Families	2010	Rehabilitation
Townsend & Raitt	Santa Ana	51	Families	2010	Rehabilitation

PROPERTY NAME	CITY	NO. UNITS	RESIDENT TYPE	YEAR	PROJECT TYPE
Sixth Street	Santa Ana	24	Families	2009	Rehabilitation
Yorba Linda Condos	Yorba Linda	57	Seniors	2009	Rehabilitation
Wilshire & Minnie	Santa Ana	144	Families	2009	Rehabilitation
Hoover & Wilson	Orange	40	Families	2007	Rehabilitation
Ross & Durant	Santa Ana	49	Families	2007	Rehabilitation
Minnie Street	Santa Ana	182	Families	2005	Rehabilitation
Orange Rotary	Orange	6	Seniors	2004	New Construction
Santiago Villas	Santa Ana	89	Seniors	2004	Adaptive Reuse
Stonegate Seniors	Orange	20	Seniors	2003	New Construction
Wilson Street	Orange	40	Families	2003	Rehabilitation
Bowen Court	Huntington Beach	20	Seniors	2000	New Construction
Mesa Family Villas	San Diego	42	Families	2000	New Construction
Villa Modena	Orange	5	Families	2000	New Construction
Wildomar Assisted Living	Wildomar	108	Seniors	2000	New Construction
Auburn Court	Auburn	60	Families	1999	New Construction
Lemon Street	Orange	6	Families	1999	Rehabilitation
Bermuda Park	Indio	90	Families	1998	New Construction
Casa Ramon	Orange	75	Families	1998	Rehabilitation
Esplanade Apartments	Orange	27	Families	1998	Rehabilitation
Villa Paseo	Paso Robles	110	Seniors	1998	Rehabilitation
Wildomar Seniors	Wildomar	176	Seniors	1998	New Construction
Adams Ave. Apartments	Orange	9	Families	1997	Rehabilitation
Cottonwood Park	Placerville	78	Families	1997	New Construction
Cottonwood Senior	Placerville	81	Seniors	1997	New Construction
Fairfield Vista	Fairfield	60	Families	1997	New Construction
Summit Rose	Escondido	91	Families	1997	Rehabilitation



PROPERTY NAME	CITY	NO. UNITS	RESIDENT TYPE	YEAR	PROJECT TYPE
The Knolls	San Marcos	62	Families	1997	New Construction
Shingle Terrace	Shingle Springs	72	Families	1997	New Construction
Windsor Park	Windsor	80	Families	1997	New Construction
Brentwood Gardens	Brentwood	80	Families	1996	New Construction
Brentwood Park	Brentwood	80	Families	1996	New Construction
Gilroy Gardens	Gilroy	74	Families	1996	New Construction
Rose Apartments	Orange	6	Families	1996	Rehabilitation
Villa Pacifica	Rancho Cucamonga	159	Seniors	1996	New Construction
Harmony Creek	Orange	83	Seniors	1995	New Construction
Paseo Village	Anaheim	176	Families	1995	Rehabilitation
Courtyard Apartments	Orange	256	Families	1994	Rehabilitation
Alice Clark	Orange	4	Seniors	1994	New Construction
Chestnut Place	Orange	50	Seniors	1994	New Construction
El Dorado Apartments	San Marcos	17	Families	1994	Rehabilitation
Placer Village	Placerville	76	Families	1994	New Construction
Garden Court Apartments	Santa Ana	84	Families	1993	Rehabilitation
Parker Apartments	Orange	3	Families	1993	Rehabilitation
Walnut Pixley	Orange	22	Families	1992	Rehabilitation

## **Property Management Plan Sample**

PROJECT NAME: Second Street Housing

PROJECT LOCATION: TBD

OWNER NAME: Second Street Housing, LP

MANAGER: Advanced Property Services Management, Inc

### **Development Description**

25-unit permanent supportive housing units with 1 residential buildings.

### **Statement of Management Policy**

The goal of Advanced Property Services Management, Inc is to ensure Resident satisfaction, and the long-term financial and physical well-being of Second Street Housing through the provision of high-quality resident relationships and management services. Toward this end, this plan has been developed to set forth the relationship between the Owner and the Manager and to describe in detail the policies, procedures and regulatory requirements to be observed in the management of the project.

Specifically, the plan intends to outline a definite program of action to assure:

1. A well-managed and properly maintained project.
2. A pleasant, healthy, and secure living environment for the Residents.
3. A pleasant relationship among the Residents, the Manager's employees, and members of the surrounding community.

Unless otherwise stated in the plan, the term "Owner" will refer to C&C. The term "Manager" will refer to Advanced Property Services Management, Inc and the term "Project" will refer to the Second Street Housing. On at least an annual basis, Manager will review this Management Plan with Owner and the on-site manager to determine whether any changes are required as a result of either procedural changes or new laws or regulations affecting Project management operations. Any proposed changes will be incorporated in an updated management plan and be forwarded to the Owner and limited partner for review and approval.

### **I. MANAGEMENT**

- A. The Manager, based on previous experience with effective management practice, shall provide advice and recommendations to Owner to establish general policies for the operation of the Project in this regard to owner. Such policies shall include but are not limited to: resident selection criteria and property guidelines; eviction policies; house rules; security and emergency services; social services; allocation of parking spaces; and cash handling procedures (no cash shall be allowed).

Once the policies have been established by the Owner, the Owner shall delegate authority to the Manager to implement the policies. The Manager will, by means of periodic budgets, financial statements, and status reports, advise the Owner on the operation of the Project. In addition, the following procedures shall be followed to ensure effective day-to-day operations and cooperation between the Owner and Manager:

1. Day-to-day operation of the Project will be under the direct supervision of the Resident Manager who will report to the Project Supervisor of the Manager.
2. A senior management person shall be the Manager's representative in reporting to the Owner.
3. The Owner shall appoint a key contact person or liaison to represent the Owner in regular communications with the Manager.
4. There will be regular meetings between the Owner and the Manager for the purpose of reviewing policies, management procedures, resident relations, and budget control. Owner and Manager will work jointly to establish any changes in the policies and procedures. Should it become necessary to alter these policies, the Manager will not do so without the prior approval of the Owner.
5. To the extent practicable, Owner's concerns and suggestions shall generally be communicated to the Manager's senior management representative or Project Supervisor who shall issue instructions to the Resident Manager.
6. As described in the Management Agreement, the Annual Operating Budget for the Project will be prepared by the Manager and approved by the Owner. In the event that items need to be purchased that either were not budgeted, or that would bring the Project over budget, the Manager will promptly inform the Owner, who will review and approve such additional purchases.

In the event that the Manager must arrange for emergency repairs involving manifest danger to persons or property, or make payments required to avoid suspension of any necessary service to the Project, the Manager will inform the Owner of the facts as promptly as possible.

7. The Manager and Owner shall enter into a Management Agreement that will provide detailed responsibilities that the Manager and Owner will assume. These responsibilities shall be clearly assigned, described, and shall not overlap.

In the event that the Owner or Manager shall terminate the Management Agreement the Manager will transfer all files and records related to the Project to the Owner. These files shall include marketing and rent-up materials, prospective tenant applications and documents relating to the management of the Project.

Upon termination of the Management Agreement after occupancy occurs, the Owner and Manager shall agree to the procedures outlined for this event in the Management Agreement.

8. Personnel policy and staffing arrangements.

Once the personnel and staffing requirements have been established by the Owner and Manager, the Manager shall hire, train, pay, and supervise all personnel, including independent contractors and other service providers.

a. The anticipated staffing pattern will be as follows:

<u>Title/ Position</u>	<u>Compensation</u>	<u>Hours</u>
Administrator/Resident Manager Time (live on site)	Per approved operating budget	Full

\* A rental unit is part of the Resident Manager's compensation and is counted as income and expense.

The Resident Manager's unit is subject to local, state and federal tax regulations.

The on-site manager will report to a Property Supervisor.

Support staff in the main office, also involved in project management, include clerical and accounting personnel whose responsibilities are to assist in administrative functions and in the preparation of financial reports.

Specific responsibilities for all project personnel are detailed in the job descriptions.

9. Hiring Policies.

a. All hiring of the Project employees shall conform to Equal Employment Opportunity requirements. The Manager shall not discriminate against any applicant for employment because of race, religion, color, ancestry, national origin, or age, sex, pregnancy, marital status, disability, sexual orientation.

b. Special efforts will be made to provide information regarding job openings to minority candidates and contractors through outreach to community organizations, bulletin boards, newspapers and other communication media. All hiring materials will indicate that Manager is an "Equal Opportunity Employer."

10. The Manager believes in hiring personnel with previous experience in their particular field. Nevertheless all personnel will receive training specific to The Owner's & Manager's policies and procedures. This training will include specialized training regarding TCAC and policies and will consist of the following:

- a. One-to-one counseling and supervision on the part of the Project Supervisor of the Project.
  - b. Periodic attendance at special training workshops sponsored by various property management associations for the purpose of updating and renewing work-related skills.
- 11. As indicated in the Management Agreement, all on-site personnel shall be employees of the Manager. However, compensation payable to on-site staff and service providers, and for all taxes and assessments incident to the employment of such personnel, will be treated as a Project expense and paid out of the Project's General Operating Account.
- 12. Employment grievances, termination of employment, and promotions shall be conducted according to the Manager's personnel policies and procedures, which conform to equal opportunity and affirmative action goals and requirements.
- B. Plan for maintaining adequate accounting records and handling necessary forms and vouchers.
  - 1. Financial accounting, reports and records shall be in conformance with modified accrual basis accounting procedures, and responsible to the guidelines provided by the regulatory agencies connected with the Project.

Accordingly, the Manager will maintain accurate files of all Resident transactions, revenue, and expenditures and prepare for the following monthly reports for the Owner's review and send it to Owner within 30 days after end of month.

  - a. Cash status report and financial summary
  - b. List of disbursements
  - c. List of accounts payable
  - d. Vacancy report
  - e. Bank statements with reconciliation's
  - f. Certified Rent roll
  - g. Balance sheet
  - h. Income statement- 2. Bills will be paid and accounts will be funded pursuant to the requirements of the Project's Regulatory Agreement. Specifically:
  - a. A purchase order system will be utilized to document all project expenses with the exception of items and services provided on a regular contractual basis (utilities, trash removal, service contracts, etc.)
  - b. All purchases shall be pre-approved by the Manager's Property Supervisor.
  - c. Invoices will be matched with outstanding purchase orders reviewed for accuracy by the Property Supervisor, and then vouchered for payment by

the Manager's central office. Checks will be processed monthly for payment of any payables on hand.

d. The following separate accounts shall be established:

- 1) General Operating Account into which rental and other miscellaneous income will be deposited and from which the Project's operating expenses will be paid.
- 2) Replacement Reserve Account to be funded through regular contributions from the operating budget, based on a capital improvements schedule of anticipated useful life; and replacement needs for major items all in accordance with the Regulatory Agreement, mortgages and Partnership Agreement as defined in the Management Agreement;
- 3) Operating Reserve Account to be funded through regular contributions from the operating account in accordance with Limited Partnership Agreement, the Regulatory Agreement and mortgages.
- 4) Security Deposit Account to be funded by the Resident's security deposits. Policies and procedures for administering this account are noted in Section I(B)(6) below;
- 5) All project financial records will be audited annually by an independent CPA firm.

3. The Manager maintains a computerized General Ledger program, which shall be continually updated to meet the accounting and reporting needs of the Project and to produce a quality audit trail

- a. Careful monthly monitoring shall allow for cost control, prompt identification of potential problems and sufficient lead-time to develop plans to meet project needs.
- b. Major budget variances shall be reviewed by the Manager with the Owner and appropriate actions shall be taken to ensure that monthly cash flow is sufficient to meet the Project's operating expenses and deposits to the reserve accounts noted above.

4. In order to ensure strict compliance with all regulatory restrictions herein, the Manager will systematically review all pertinent Regulatory Agreements and establish a manual of instructions, schedules and tickler files indicating relevant deadlines, reporting formats, etc. This manual will be distributed to all bookkeeping and accounting personnel on the Manger's staff, and to any accounting firms hired to provide audits or other reports for the Project.



5. Vacancies and rent losses will be noted and recorded on the profit and loss statement summarizing monthly financial activities for the Project. Such losses can also be inferred from the monthly variance reports indicating budgeted versus actual rental income.
6. Security Deposits.
  - a. Residents shall be required to make a refundable security deposit in accordance with the terms of their leases and applicable state and local laws. The security deposits shall be held in a separate account with a depository insured by an agency of the federal government or a comparable federal deposit insurance program. The balance of this account shall at all times equal or exceed the aggregate of all outstanding deposits.
  - b. When a unit has been vacated, the manager will perform a move-out inspection to determine any damages to be corrected or cleaning necessary over and above normal wear and tear, which shall be charged against the security deposit. A Resident may, but will not be required to, participate in this inspection. The move-out inspection form will be compared to the move-in inspection form to determine the extent of Resident- caused damages.
  - c. Within 21 days from the day of the move-out, a security deposit refund will be completed in accordance with applicable state and federal laws, indicating:
    - 1) Security deposit on hand
    - 2) Amount of rent or unpaid charges owing as of the date of the move-out.
    - 3) Amount of damage or cleaning charges to be assessed. An itemized list of work and actual costs will be attached to the forms for repair, cleaning, or replacement of items above actual normal wear and tear.

The balance of the security deposit after deductions for outstanding rent, charges, cleaning and damages will be refunded to the Resident with the move-out inspection form and itemization of costs.
  - d. As part of the Resident orientation interviews, Residents shall receive an explanation of the use of security deposits.
7. Other Reports.

The Manager shall comply with the annual requirements defined in the Regulatory Agreement. These reports will certify that the rent and occupancy levels changed at the property are consistent with the terms of the Regulatory Agreement. The Manager shall also provide reports required by any other regulatory agencies and investors as outlined in the Regulatory and Partnership Agreement.

If applicable, the Manager shall comply with the requirements of the California Tax Credit Allocation Committee for annual and other reporting as required for compliance under Section 42 of the Internal Revenue Code.

If applicable, the Manager shall comply with the Tax Exempt Bond requirements of the California Debt Limit Allocation Committee.

8. Year-End Audited Financial Statement

Manager shall work with the Owner's independent third party auditor to insure that the audited financial statement and tax returns are prepared in an accurate and timely fashion. The draft audited financial statement and the tax return are due February 15<sup>th</sup> and the final audited financial statement, and the tax return are due March 15<sup>th</sup>.

9. Manager shall submit to owner an annual operating budget 60 days prior to the close of each fiscal year.

C. Insurance.

The Manager, with the Owner's approval shall arrange for the Project to be insured against, and both the coverage and the carrier(s) will be reviewed regularly. All insurance policies and renewals thereof shall be issued by a carrier and in an industry acceptable form. Property insurance policies shall name the Owner as a named insured for general liability insurance and a loss payee for the property insurance. The following entities shall be listed as additional loss payee:

City of Corona  
Tax Credit Investor (if applicable)  
Lender

Per the Management Agreement, the Manager will also report, investigate and pursue the resolution of all accidents or claims in connection with the operation of the Project.

**II. OCCUPANCY**

A. Plan for Sustaining Occupancy.

Units shall be marketed in accordance with Affirmative Fair Housing marketing guidelines, and the following resident selection criteria:

1. Application Process: The units at the complex will be rented in accordance with the property's Regulatory Agreements. Screening shall be performed by the Resident Manager.
2. Both public and private community agencies will be used as referral sources for notifying a representative number of the area's general population of the availability

of the assisted housing at the Project. In addition, classified advertising will be used as necessary, all in accordance with the Project's Regulatory Agreement.

3. Resident Orientation Shall Include

- a. Personal interviews with every Resident in order to acquaint them with the physical layout of the Project and the location of fire extinguishers and fire exits, as well as a review of fire precautions and evacuation procedures.
- b. A thorough review of the House Rules & Regulations with each and every Resident. In addition, at the time the rental agreement is signed, all provisions of the rental agreement will be thoroughly explained, and each Resident will be provided with a copy of the agreement.
- c. Inspection of each dwelling unit by the Resident Manager and new Resident(s). At this time both parties will sign a checklist of the unit's condition. Written instructions will be provided to all Residents explaining the use and care of all appliances, maintenance and service request procedures.

B. Procedures for Determining Tenant Eligibility and for Certifying and Annually Recertifying Household Income and Size

1. The Manager shall apply all City, State, and Federal requirements in determining tenant eligibility at initial rent-up and during subsequent recertification of tenant income. When filling a vacancy, initial eligibility of prospective Residents shall be determined by the following procedures:
  - a. A brief conversation by phone to determine if the applicant household meets minimum eligibility criteria.
  - b. Personal interview.
  - c. Prospective Residents who have been determined to be ineligible will be so notified so that they will have an opportunity to provide further information if they feel an error has been made on assessing their eligibility.
  - d. Actual eligibility will be determined as follows:
    - 1.) Each prospective Resident shall complete an application form and return it to the Resident Manager with signed permission for third party verification of income.
    - 2.) When an applicant's name nears the top of the waiting list, pertinent information will be confirmed as current and third-party information is verified.

- 3.) The Resident Manager shall conduct a personal interview with applicant, and if necessary, conduct a home visit.
  - 4.) Third party verification forms will be used to compute income eligibility and a determination will be made concerning applicant household's ability to live harmoniously within the Project.
  - 5.) Notice will be given to applicants of their final eligibility status.
2. The annual tenant recertification procedures will be as follows:
  - a. A File will be kept on the move-in dates of all Residents. All residents will be recertified on an annual basis.
  - b. Ninety (90) days or sooner, prior to their recertification date, Resident will receive a letter advising them of their impending recertification date and asking them to sign the release portion of the third party verification forms and complete an application for recertification. These will be forwarded to the appropriate third parties.
  - c. Sixty (60) days or sooner, prior to the recertification date, the Resident Manager will review the income information and determine the continued eligibility and income status of each Resident due to be recertified, and schedule appointments with those Residents.
  - d. Thirty (30) or sooner, days prior to the recertification date the Resident Manager will interview the Residents due to be recertified in the following month. At this interview the Residents will be advised of any changes in their eligibility and income status and/or rental obligation.
3. If a household exceeds their units income level and are eligible to move up to next income level available at the property, then every effort will be made to transfer the tenant eligibility of their unit to another one if one is available. If one is not available then they will be given a notice stating that they are over qualified and that they will need to move out within 60 days, subject to applicable law and the Regulatory Agreements.
4. Tenant occupancy standards shall be established and implemented in accordance with State and Federal regulations, and other policies established by the Owner. These standards are outlined in the Project House Rules. Special occupancy procedures include:
  - a. Permissible Absences: Occupants must live in the unit as their primary place of residence and should not leave the unit unoccupied for extended periods of time. Absences for more than one month at a time by more than half of the household members is considered an extended period of time.

- b. Tenant Death/ Incapacity: Occupants may be required to name a conservator in the event a Resident dies or becomes disabled while an occupant of the Project. Procedures will be included in the rent-up process to obtain the name and telephone numbers of an organization or individual to notify in an emergency. Depending on the situation these could include: law enforcement authorities; social service/ welfare agencies, including legal guardians and/or conservators; attorneys; the Social Security Office; or local or state agencies on aging.
- c. Live-In Personal Care Attendants: A household may require attendant on a temporary or permanent basis to assist in the care of a household member. In such circumstances management will indicate the attendant's occupancy in the unit, the limits of the attendants' obligations, and the exclusion of the attendant's earning from the household's income for rent calculation purposes.
- e. Changes in Household Size: If there is an increase or decrease in the number of household members or adults, this must be noted on an amendment. The size of the unit occupied, and the eligibility income is based on the number of persons in the household.

#### C. Rent Collection Policies and Procedures

The Resident orientation information for Project shall address rent collection policies and procedures. Such policies and procedures shall be strict, consistent, easily understood, and firmly enforced. This information will be provided to all the Residents at move-in as well as to all management staff and its Owner.

1. Rent payments are mailed or delivered to the on-site manager of the Project.  
  
All rent will be due and payable on the first day of the month but in no event later than five (5) working days after due date. Method, time and place will be made clear to the Residents and will specify that payment is to be made on-site either by check or money order. Cash will not be accepted.
  - a. Rent collections will be deposited in the property's operating account on a regular basis.
2. Rents not received by the fifth (5<sup>th</sup>) of the month are considered late and will be dealt with through personal contact by a representative of the Manager, and a written notice of delinquency will be sent. If the rent is not received by the tenth (10<sup>th</sup>), The Manager will pursue unlawful detainer actions, with the consent of Owner.
3. Partial rent payments (except for pro-rated rents involving a mid month move-in date) will not be accepted. However where the Resident is receiving a Welfare or Social Security check, the Resident's payment schedule may be arranged accordingly.

4. Rent increases shall be anticipated and implemented as the needs of the Project dictate, in conjunction with the preparation of the Annual Operating Budget. The Project's Project Supervisor shall prepare and submit to Owners Annual Operating Budget for the approval of the Owner.
5. Should Resident cause damage to the Premises in the course of his/her tenancy, the Resident will be billed for the repair of such damages when they occur, in order to avoid using the Resident's security deposit for payment. These damage charges will appear on the Resident's file and will show a tenant invoice as a balance due until paid in full. However, should these charges still be owed when the Resident vacates the unit, such charges will be deducted from the security deposit refund. Remaining charges for damages in excess of the security deposit may be recovered by referring the case to a lawyer or collection service to the extent it is cost effective to do so.
6. Residents having financial problems that affect payment of their rent may be referred to an appropriate social agency for assistance with remedying their problems.
7. A fee of \$25.00 will be charged in connection with any rent payment not received by the fifth (5<sup>th</sup>) day of the month.
8. A service fee of \$25.00 will be charged for returned checks. Following the occasion of two (2) checks being returned by the bank, rent payment by cashier's check or money order can be required.
9. Legal costs incurred in pursuing collections of rents and/or eviction procedures shall be borne by the Project and shall be paid for out of the Project's General Operating Account and then billed to the tenant as described in the Lease.
10. A master "rent-roll" shall be maintained and regularly update, indicating number, name of occupant(s), rental amount, any subsidy payment(s), and current payment status for each of the units in the Project.

D. Procedures for Appeal and Grievance

1. The Manager shall enforce the terms of the Residential Lease as they apply to the eviction policies and procedures. All such eviction policies and procedures shall be consistent with any applicable TCAC & CDLAC regulations and the Regulatory Agreements.
  - a. Cases involving nonpayment of rent shall be handled as follows:
    - 1.) As stated above, Residents having financial problems that affect payment of their rent may be referred to an appropriate social agency for assistance with remedying their problems. A list of social service agencies shall be maintained in the Resident Manager's



office and will be made available to all persons seeking assistance in financing services. Any rent payment workouts resulting from the above will be in writing and signed by the Resident household. Such documentation will become part of the household's permanent file.

- 2.) Notwithstanding the above, Residents who do not pay their rents by the fifth (5<sup>th</sup>) day of the month shall receive a Three (3) Day Notice to Pay or Quit. Such notice shall be in accordance with the California Code of Civil Procedures. If the Notice is not complied with and management is unable to work out a suitable rent payment program with the Resident, an Unlawful Detainer action will be filed (with Owner's approval) and the matter will be referred to a professional eviction service or attorney specializing in this area of the law. Once such procedures are initiated, the eviction process should take between 45 and 60 days.
- 3.) If the rent is paid in full during the eviction process, the resident's tenancy will not necessarily be reinstated, and eviction procedures may be carried out to completion.

b. Cases involving a violation of the Residential Lease or House Rules shall be handled as follows:

- 1.) Management will keep Residents advised through memos, reminders or written warning notices, of policies in place at the Project. Management will work with Residents and enlist the support of service agencies as required to prevent recurrent violations. Thirty (30) day and/or sixty (60) day notice of intent to terminate tenancy will take place as a last resort.
- 2.) Residents shall receive written notice of minor infractions of the Lease and House Rules. The initial notice shall advise Residents that such infractions are violations of the Lease and/or House Rules and that upon issuance of further warnings notices for the same violation, management will issue a thirty (30) day and/or sixty (60) day notice of Intent to Terminate Tenancy.

Any notice of termination or eviction shall contain a statement of the facts constituting the cause for the termination or eviction and a statement of the Resident's rights under the grievance and appeal procedure.

2. Processing Tenant Complaints. The Manager's Project Supervisor is responsible to understand the terms/conditions of the lease and take the following steps.
  - a. Timely and appropriate action to address the problem.
  - b. Document all violations and notify the Resident in writing.
  - c. Follow up promptly as needed to resolve the problem.

3. Residents in violation of the lease, house rules will be subject to the eviction procedures as described above.
4. Appeals and Grievances- all appeals and grievances will be handled in accordance with the Project's appeal procedures.

### **III. MAINTENANCE/SECURITY:**

- A. The On-Going Maintenance Program shall include the following:
  1. Scheduled preventive maintenance and repair of installed equipment in accordance with\ manufacturers' recommendations and the requirements of equipment operating manuals. Skilled maintenance contractors will perform this work.
  2. Routine repairs to kitchen appliances, electrical, plumbing, and heating equipment. On-site staff-or independent contractors will perform this work.
  3. Preventive annual apartment inspections to regularly and consistently ascertain the condition of each unit. Maintenance problems discovered during these inspections shall be handled according to the work order procedures.
  4. Preventive regular inspections and inspections of common areas and equipment, as well as regular schedules (daily, weekly, monthly, quarterly, annually) for maintaining same. Maintenance of exterior and common areas shall include keeping grounds free of litter, trash and paper. Parking areas will be maintained in good repair and free from dirt and litter.
  5. Garbage removal will be provided by the local collection services. The trash areas will be swept regularly and scrubbed with disinfectant when necessary.
  6. Pest control/extermination services will be contracted for, so as to provide a high level of sanitation and cleanliness.
  7. The maintenance of the grounds shall be on a contract basis with a landscape firm or grounds maintenance person personnel.
- B. Preventive Maintenance Schedule  
Interior painting and redecoration of individual units shall occur every 3 to 5 years based on need substantiated by the annual physical inspection, or as occupancy changes, or as the Manager and Owner may otherwise deem necessary. Any painting needed to be done sooner than three (3) years shall be charged to the tenant on a pro rata basis.
- C. All items needing repair or replacement, whether reported by the Residents or discovered by management staff, shall be recorded by the manager on a maintenance work order form.
  1. The form shall be completed in triplicate; one copy each shall be given to the Resident and service provider, and one copy shall be retained in a suitable ledger for follow-up as the work proceeds.
  2. The work order form shall indicate the costs of labor and materials and the Resident Manager shall determine any charges to Residents for damages beyond normal wear and tear. Residents will be billed promptly for damages they cause, and per the lease agreement, be required to reimburse the Project within 30 days or other reasonable time agreed upon by the Manager and Resident.
  3. Once the work is completed the ledger copy shall be placed in the permanent file assigned to the Resident's unit.

- D. Routine maintenance requests will be completed within 72 hours.

All emergency repairs or replacements, regardless of the time of day they occur, shall be handled promptly. Emergency needs shall be defined as those situations posing immediate threat to the health and safety of Residents and/or the integrity of the grounds, buildings, and equipment, including: the interruption of services, hot or cold running water, electricity, gas, adequate heat and plumbing; glass breakage which deprives Residents of security or heat; or repairs that if not performed would expose Residents to injury. Graffiti shall be removed within 24 hours. In case of an emergency after business hours, a 24-hour answering service will be maintained to notify the Manager.

- E. Major interior redecorating of common areas, exterior painting and projected replacements to building infrastructure, heating and ventilation systems shall be integrated into a capital improvements schedule which shall serve as a basis for computing and establishing the Replacement Reserve Fund and adequate contributions from the annual operating budget. This schedule shall project the anticipated useful life and replacement costs for such major items.

#### **IV. COMPLIANCE WITH CITY/AGENCY REGULATORY AGREEMENT:**

- A. In the management of the Project, Manager will strictly comply with all requirements and conditions imposed upon Owner by the Regulatory Agreement and Declaration of Covenants and Restrictions by and between Owner and the City of Corona and recorded in the Land Records of Riverside County, California (the "City Regulatory Agreement"). Solely with regard to Owner's obligations under the City Regulatory Agreement and Manager's obligations thereunder as the agent of Owner, in the event of a conflict between the terms and conditions of this Management Plan or the Management Agreement to which it is attached as an exhibit, on the one hand, and the City Regulatory Agreement, on the other hand, the terms of the City Regulatory Agreement shall control.

#### **V. HOUSING FIRST FOR SET-ASIDE PERMANENT SUPPORTIVE HOUSING UNITS**

- A. The Manager shall apply a low-barrier tenant selection process, implement Housing First practices that are consistent with the core components set forth in Welfare and Institutions Code Section 8255(b), and utilize policies and practices to prevent evictions and to facilitate the implementation of reasonable accommodation policies.
1. Few to no programmatic prerequisites to permanent housing entry. Applicants experiencing homelessness will be eligible to permanent housing with no programmatic preconditions such as demonstration of sobriety, completion of alcohol or drug treatment, or agreeing to comply with a treatment regimen upon entry into the program. Applicants are also not required to first enter a transitional housing program in order to enter permanent housing.
  2. Low barrier admission policies. Permanent supportive housing's admissions policies are to "screen-in" rather than screen-out applicants with the greatest barriers to housing, such as having no or very low income, poor rental history and past evictions, or criminal histories.

- a. Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services.
  - b. Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of “housing readiness.”
- 3. Rapid and streamlined entry into housing. The Manager will make efforts to help Applicants experiencing homelessness move into permanent housing as quickly as possible, streamlining the application and approval processes, and reducing wait times.
  - a. Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.
- 4. Supportive services will be offered through the County of Riverside to help tenants achieve and maintain housing stability, but tenants are not required to participate in services as a condition of tenancy. Techniques such as harm reduction and motivational interviewing may be useful. Harm reduction techniques can confront and mitigate the harms of drug and alcohol use through non-judgmental communication while motivational interviewing may be useful in helping households acquire and utilize new skills and information.
  - a. Participation in services or program compliance is not a condition of permanent housing tenancy.
  - b. Case Managers and Service Coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.
  - c. Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants’ lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.
- 5. Tenants have full rights, responsibilities, and legal protections. Tenants have leases that confer the full rights, responsibilities, and legal protections under Federal, state, and local housing laws. Tenants are educated about their lease terms, given access to legal assistance, and encouraged to exercise their full legal rights and responsibilities.
  - a. Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California’s Civil, Health and Safety, and Government codes.
- 6. Practices and policies to prevent lease violations and evictions. The Manager will incorporate practices and policies that prevent lease violations and evictions among tenants. For instance, Management will not consider alcohol or drug use in and of itself to be lease violations, unless such use results in disturbances to neighbors or is associated with illegal activity (e.g. selling illegal substances.)

- a. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.

### **AFFIRMATIVE MARKETING PLAN**

The Affirmative Marketing Plan is designed to attract tenants from all racial, ethnic and gender groups in the housing market area, including those who would be least likely to reside in the development without affirmative outreach efforts. The Plan promotes equal housing choices for all prospective tenants regardless of race, color, religion, sex, sexual preference, creed, disability or national origin.

Advertising and notices should be in English, Spanish and one or more Asian languages. The plan is designed to reach the greatest possible number of non-English speaking persons.

All advertising (including letters, information sheets & media advertising must include the "Equal Housing Opportunity" Logotype or slogan and the "Handicapped-accessible" logotype.

Contact community groups which reach a significant number of ethnic and minority communities represented in the County of Orange. To the extent feasible, notices should be sent to minority community organizations, places of worship, employment centers, fair housing groups and housing counseling centers throughout the County, to ensure that a wide segment of the County's diverse population is solicited.

Application period is open to ensure that various ethnic and racial groups have sufficient time to learn about availability of the project and to complete the required preliminary application process. Subject to the availability of space in the project, all persons who respond have an equal opportunity to be selected for occupancy.

Applications are accepted by mail, in addition to personally delivering the application.

The Plan is designed to promote outreach in the application process and not intended to preclude reasonable screening of applicants on the basis of clearly established and legal selection criteria. Once an applicant's priority is established through the screening procedures, a person-to-person interview at the site or some other location designated by the owner or manager is permissible, provided that sufficient scheduling flexibility is provided to meet the legitimate needs of the applicant.

### **House Rules Example**

1. **Conduct:** All activities and conduct of Residents and guests, in and around the premises and common areas must be reasonable so as not to interfere with the peace, comfort and quiet enjoyment of other Residents in the complex and the surrounding neighborhood as well. Drug use and criminal activity will not be tolerated. Obscene language is strongly discouraged. Residents shall be responsible for their guests and families.
2. **Quiet Hours:** Residents and guests will respect the peace, comfort and quiet enjoyment of other Residents in the complex and the surrounding neighborhood as well. Musical instruments, radios, televisions, stereos, etc., should be used at a reasonable volume at all times and should not be audible outside one's apartment. Special care should be taken before 8:00 a.m. and after 10:00 p.m., which is considered the "Quiet Time". Management's discretion shall be final. Violations of above items constitute grounds for

eviction.

3. **Waste & Nuisance:** Residents and their guests may not commit or allow waste or nuisance in or around their apartment or the Property. Residents and their guests may not create or permit any condition that results in a risk to the health, safety, property, or quiet enjoyment of other Residents, or of the Community as a whole.
4. **Adjacent Uses/Noise:** No representations are made as to the impact of current or existing noise levels on you or your apartment. Potential sources of noise affecting you may arise from, but are not limited to: automobile traffic, entry gates, private roadways within the community, public roadways and highways, trains, railroad tracks, emergency facilities, construction activity, water pump stations, church bells or chimes, special events, adjacent uses, outdoor entertainment venues, aircraft over flights, bicycle or pedestrian walkways. **There may be noise and/or vibration in your apartment if your apartment is located over, adjacent to, or near an elevator, a garage, garage door, garage door opener, pedestrian or vehicle gates.**

**Parking Rules:** Parking spaces are not a part of your lease agreement; its use is a privilege which can be taken away separately from your apartment. Parking is for licensed, operational vehicles only. A copy of current registration and proof of insurance is required to be on file with management at all times. Permissible vehicles are automobiles, sport utility vehicles, pickup trucks, mopeds and motorcycles. All vehicles must be parked in an open parking spot or carport, not on landscape, walkways, patios, or courtyards. Do not park in reverse. In compliance with insurance guidelines and management rules, no car repairs of any kind are allowed on the premises or on the street. If your car is leaking oil or fluids on the parking lot, your car will need to be repaired or removed. Failure to repair such leak or remove your car may result in termination of your Rental Agreement and charge to your own expense. Unauthorized vehicles will be towed away at the car owner's expense, including but not limited to all vehicles in an unacceptable condition, improperly parked, abandoned, non-operational or not registered at the main office. Management is not responsible for any loss or damage of any items, which are kept inside the parking area, or for any stolen or damaged vehicles. Loitering and drinking in the parking structure or parking area is prohibited. No car washing is allowed on premises.

5. **Traffic & Driveways:** Cars may not exceed 5 miles per hour. For your safety, Residents are prohibited from engaging in any horseplay or activities in or around driveways. Loitering is prohibited in garage and parking areas, stairs, hallways, and all common areas.
6. **Parking:** Due to both city health ordinances and the property rules, you may not allow anyone to live or sleep in your vehicle. **IMPORTANT: Anyone found living in your vehicle will result in your eviction and any additional applicable city violations.** No



storage of any kind is allowed in or near your parking space.

PARKING AREAS WILL BE INSPECTED FOR COMPLIANCE ON A REGULAR BASIS, ANY ITEMS FOUND IN DEFAULT WILL BE GROUNDS FOR TERMINATION OF THE RIGHT TO USE YOUR PARKING SPACE AND SUBJECT TO A MINIMUM FEE OF \$200.00 IF IT IS NECESSARY FOR MANAGEMENT TO CLEAN UP AND/OR DISPOSE OF ANY UNAUTHORIZED ITEMS OR OIL SPILLS.

7. **Guest Parking:** It is Resident's responsibility to have Guests park on the street or in visitor-designated areas to avoid towing. Guest spaces (if any) are for visitors only and not for Resident vehicle use. If you have an overnight visitor, you must get an overnight parking pass from the Landlord/ Management one business day prior to your guest's arrival. A car parked in these spaces overnight may be towed at vehicle owner's expense.
8. **Garbage:** Trash containers have been provided for refuse and garbage. All garbage must be discarded in these containers. Boxes must be broken down and flattened before being disposed of. Garbage should be bagged and tied securely, especially in cases where there are trash chutes on the property. Only Residents' "normal household garbage" is to be disposed of in dumpsters/ trash chutes. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers/trash chutes. Any Resident found disposing of large items will be charged costs incurred by management to dispose of said items. When Residents move out, any items left on the premises shall be considered abandoned. Landlord reserves the right to throw away abandoned items and charge the Resident for incurred expenses in removing those items, including but not limited to large furniture from the dumpsters.
9. **Recycling:** Management requires Residents to recycle in order to reduce garbage waste where ever recycle bins/chutes are provided. See manager for instructions and information about recycling. Dumping trash in recycling bins/chutes is strictly prohibited.
10. **Signs:** No signs, advertisements, posters, etc., are to be affixed to any part of the premises that can be viewed by the general public.
11. **Windows:** Blinds will be provided to cover all windows and glassed doors. Window tinting is not allowed. Residents desiring to attach drapes over the blinds on the interior sides of the wall and visible to the general public must receive prior approval by the manager. Exterior window coverings cannot be installed. During potentially damaging weather, Residents must close all windows to prevent damage from rain, wind, etc., and will be responsible for all damages resulting from failure to do so.

Window ingress/egress may not be blocked under any circumstances. This includes proper arrangement of household furniture so as to leave window clear of any obstructions.

Resident acknowledges that though window screens have been installed, they will not stop a person from falling out of window. It is the sole responsibility of Resident to ensure that all persons use proper safety precautions when near/around windows to avoid injury.

- 12. Storage:** Furniture, clothing, storage boxes, produce, etc., are not to be stored on the front entryway, patio, balcony or water heater closet. Second story balconies shall not have plants or other items positioned on a ledge. No gasoline, paint or other flammable materials will be stored on the premises. Please be sure all plants have saucers and are securely placed so they will not fall and injure someone. Balcony railings are not acceptable areas to place pots. Management reserves the right to limit the number of plants to two (2) or may allow or not allow any plants on an individual basis. Take care when watering plants and cleaning patios so the water will not flow down to the patio below.

**13. Common Areas:**

In order to keep our apartment community looking nice, all clothes, towels, bikes, toys, furniture, shoes, BBQs, brooms, refrigerators, etc. are **not** to be left or stored on the balconies, outside your apartment, or on the roof of any building. Resident shall refrain from shaking or hanging clothing, curtains, rugs and other coverings and clothes outside of any window, ledge, or balcony. Caution, care, and cleanliness in the use of common areas and facilities are the responsibility of each Resident and guest. Residents are responsible for keeping entryways, balconies patios and surrounding areas free of clutter. Personal effects left in any common areas shall be deemed abandoned and subject to disposal by Agent.

The use of recreation, sports and hobby equipment, including but not limited to, big wheels, bicycles, skateboards, scooters and roller skates is prohibited except in areas designated by Landlord, if any.

Landlord/ Manager will not be responsible for any injuries attributed to the irresponsibility of its Residents and/or guests. Each Resident understands and acknowledge that running up and down the stairs may be dangerous and should refrain from such activity and that each Resident MUST use the rails when ascending or descending any stairway.

If your property has a community room, please see manager for use and rules. Garage sales are not permitted.

No open containers of any alcoholic beverages are allowed in common areas. Drinking alcoholic beverages outside of your apartment, on the stairway, in the courtyard, or in your garage, is not allowed at any time.

**Outdoor Areas:** Outdoor activities which may pose a risk to the health and safety of the person engaging in the activity, or to any other person, or which may cause damage to Property, are prohibited in any area not specifically designated by Management for

such activities.

**14. Addition of Other Persons to Your Lease:** You must inform management in writing if you want another person to reside in your apartment. That person must complete an application just as you did originally and be approved as a Resident before you may add him/her to your lease and they can occupy the unit. Additional qualification criteria apply. No changes to occupancy are allowed in the first year.

**15. Pets:** The property will follow applicable State law.

**16. No Open Flames:** The Resident agrees that they will not have any open fire, including but not limited to the burning of candles and incense, in or around the property. Any property damage will be the responsibility of Resident, including but not limited to, discoloring of ceiling and/or walls due to Resident's failure to comply with House Rules.

**17. Drug-Free Community:** Under California Landlord/Resident Law, the use of your apartment for the illegal sale of drugs and other controlled substances as defined by the Penal Code and the Health and Safety Codes of the State of California is considered an incurable violation of terms of the rental agreement and this section of the House Rules and will result in an immediate legal action for your eviction.

The possession, use, sale or distribution of illegal drugs by you or any of your guests, visitors, friends or relatives in or about the premises of the apartment complex will not be tolerated and will result in eviction.

Any arrest made in your apartment for the use, sale, distribution or delivery of illegal drugs will be considered grounds for an immediate eviction action against you.

**18. Harassment:** Residents and their guests shall not harass, or threaten other Residents, Guests, visitors, Management employees, workers, vendors, or any other persons on the Property. Harassment includes: verbal, physical, or visual conduct that creates an intimidating, offensive, or hostile environment for any person on the Property or which interferes with the work performance of Management employees, workers, or vendors. Some examples include but are not limited to: racial slurs, ethnic jokes, posting of offensive statements or posters, or other similar conduct. Sexual harassment includes but is not limited to: solicitation of sexual favors, unwelcome sexual advances, or any other verbal or physical conduct of a sexual nature. Any incident of harassment should be properly reported in writing to the Property Manager who is responsible for investigating the matter.

**19. Interference with Job Responsibilities:** Residents and Covered Persons are prohibited from interfering with the job responsibilities of, or in any way threatening, employees of Advanced Property Services Management, Inc, and of its authorized vendors or its service providers.

**20. Barbecues:** No barbecues, hibachis or smokers are to be used on patio or balcony. If your property provides a common use barbecue area, you may make use of the barbecue there on a first-come, first-served basis. To have access to common use

barbecue areas, you must clean after each use or you may be billed for the charges to clean the area. In addition, please be courteous to your surrounding neighbors and abide by property rules and hours of use. No alcoholic beverages allowed.

21. **Supervision by Resident.** Adult Residents shall be responsible for the supervision of all of their Resident minors and minors of their Guests, making sure that they obey all Rules and Regulations in the Rental Agreement. For safety reasons, all minors requiring supervision must have supervision and immediate access to assistance at all times.
22. **No Extra Appliances:** No portable or stationary dishwashers, washing machines, clothes dryer, refrigerator or major appliances shall be permitted on the Premises.
23. **Do Not Waste Utilities:** Resident agrees not to use in a wasteful, unreasonable or hazardous manner any utilities (water, gas, electricity, etc.). Resident agrees to immediately notify Landlord of any leaky faucets or running toilets. Resident agrees to call Gas Company and notify Landlord immediately upon the detection of the smell of gas.
24. **Satellite Dishes:** If your apartment comes with a private patio or balcony you will be permitted to install one satellite dish for personal and private use on the premises under the following conditions: The satellite dish may only be installed on the inside balcony, patio or terrace that is under the exclusive control of Resident. Said satellite dish, or any part thereof, shall not extend beyond the balcony, patio or terrace railing. Only one dish is permitted per unit. Resident is specifically prohibited from making physical modifications to the premises and is prohibited from installing said satellite dish in the common areas of the premises, including but not limited to, outside walls, roofs, window sills, common balconies, or stairways. Resident shall not install satellite dish in a manner which causes physical or structural damage to the premises, including but not limited to: holes drilled through exterior walls. Resident shall install, maintain, and remove satellite dish in a manner which is consistent with industry standards and shall be liable for any damages or injury sustained as a result of the negligent installation, maintenance, or removal of the satellite dish. Resident shall indemnify, defend, and hold Owner and Manager harmless for any damages or injury resulting from installation use including but not limited to negligence, including paying Owner's and manager's reasonable attorney fees and costs.
25. **Fire Sprinklers, Horns, Fire Alarm Latches:** Residents must not tamper with any of these items. **Any tempering with such items are grounds for eviction.**

### **Security**

The property will have an onsite manager and the property will have security cameras.

## Second Street Housing LP

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July 1, 2024

Ms. Rocio Lopez  
City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

RE: Second Street Housing Density Bonus Request – 25-unit PSH Development  
(AHBD2023-0003)

Ms. Lopez:

The 25-unit permanent supportive housing project, Second Street Housing would like to request a Density Bonus Agreement under the City's Affordable Housing & Density Bonus Program. The creation of 25 permanent supportive housing units will serve as a cornerstone for the local housing market, offering not only a place to live but a place to thrive for many individuals and families in need.

While the project's 34.72 du/Acre is below the maximum allowable of 36 du/Acre within the R-3 zoning, the project is still requesting a Density Bonus Agreement. The utilization of a Density Bonus Agreement will allow the development to compete more competitively for various affordable housing financing sources.

Per Government Code Section 65915(e)(1), we are requesting are requesting the following development standard waivers for the project:

1. Reduction in Front Yard Setback

- a. The project is requesting a waiver from the required 25-foot front yard setback. The project proposes a minimum 5-foot, 8-inch front yard setback.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- c. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The waiver is needed because the CMC R-3 zoning standard requires a 25' setback. The project cannot be physically built at the current density without incurring significant increases in costs if a 25' setback is required.

2. Reduction in Rear Yard Setback

- a. The project is requesting a design waiver from the required 10-foot rear yard setback.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes a minimum 3-foot rear yard setback.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- e. The waiver is needed because the CMC R-3 zoning standard requires a 10' setback. The project cannot be physically built at the current density without incurring significant increases in costs if a 10' setback is required.

3. Reduction in Interior Side Yard Setbacks

- a. The project is requesting a waiver from the required 10-foot interior side yard setbacks. The project proposes a 5-foot interior side yard setback along the western property line and a 3 ½ -foot interior side yard setback along the eastern property line.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the setbacks, the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- c. The R-3 zoning standards are infeasible because the setback standard would render the project physically infeasible as currently designed. To meet the setbacks the project would need to either reduce the number of affordable units or incur substantial increases in costs to accommodate a parking structure.
- d. The waiver is needed because the CMC R-3 zoning standard requires a 10' interior side yard setback. The project cannot be physically built at the current density without incurring significant increases in costs, if a 10' interior setback is required.

4. Deviation from maximum wall height (Section 17.70.060 (C))

- a. The property shares its Southerly property line with the Corona-Norco Unified School District. The property to the South is a maintenance/storage yard and the school district has installed razor wire topped chain link fences. For the safety of the future residents and aesthetics, the project would like to utilize an 8' solid wall. The CMC currently allows up to an 8-foot high wrought iron

fence.

5. Reduction from required 10% interior parking landscape requirement (not including planter areas less than 4-feet per section above.

- a. The project is requesting a waiver of the CMC's requirement for the 10% interior parking landscaping requirement.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes 6% of total parking area to be landscaped. Such areas exclude any vehicle overhang areas over landscaped planters.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the interior landscape requirement, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure.
- d. The R-3 zoning standards are infeasible because the landscape standard would render the project physically infeasible as currently designed. To meet the landscape requirement, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure.
- e. The waiver is needed because the CMC R-3 zoning standard requires 10% of the parking area to be landscaped. The project cannot be physically built at the current density without incurring significant increases in costs, if a 10% landscaped area is required.

6. Reduction in Required CMC Parking Standards

- a. The CMC Multiple Family parking standards from Section 17.76.30 (A)5 is as follows:

<b>TYPE OF USE</b>	<b>NUMBER OF REQUIRED SPACES</b>
5. Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. 2 covered spaces/unit, plus 1 uncovered guest space/5 units b. 2 covered spaces/unit, plus 1 uncovered guest space/5 units c. 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units See § <a href="#">17.76.010(H)</a>

- b. The CMC Multiple Family parking standards from Section 17.76.30 (A)5 require the following parking:

Unit Type	Number of Units	Parking Requirement (including covered)	Total Spaces
1BR	24	2	48
3BR	1	3	3
Guest	25	.2	5
<b>Total Required</b>			<b>56</b>

- c. The project is electing to utilize the State Density Bonus parking requirements

set forth in Section Government Code Section 65915(p)(3). This Section states that, upon request of the developer, a local government cannot impose any parking requirements on a development that is a special needs housing development (as defined in Health & Safety Code Section 51312) or is a supportive housing development (as defined in Health & Safety Code Section 50675.14). Per Government Code Section 65915(p)(3), the site needs to be within ½ mile of a bus stop with at least 8 stops. The project is a Supportive Housing project and is located .23 miles from the Corona Cruiser stop located at 6<sup>th</sup> and Buena Vista which has more than 8 daily stops. While the project is not required to have any parking spaces, the project is providing 17 parking spaces.

7. Reduction from required One Bedroom unit 600 square foot minimum

- a. The project is requesting a waiver of the CMC's requirement for a minimum 600 square foot one-bedroom unit size.
- b. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. The project proposes 528 square foot units.
- c. Per Government Code Section 65915(e)(1), a waiver is requested. The waiver will reduce affordable housing costs for the project. To meet the unit size minimum, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure and increase building costs.
- d. The R-3 zoning standards are infeasible because the unit size minimum would render the project physically infeasible as currently designed. To meet the unit size minimum, the project would need to either reduce the number of affordable units/buildings or incur substantial increases in costs to accommodate a parking structure as well as increased building costs.
- e. The waiver is needed because the CMC R-3 zoning standard requires one-bedroom units to be a minimum of 600 square feet. The project cannot be physically built at the current density without incurring significant increases in costs, if the 600 square foot minimum is required.

Per Chapter 17.87.040 of the Corona Municipal Code, the project will utilize the City's standard Density Bonus Agreement form. This agreement will ensure that the project will maintain compliance with the State Density Law.

Once again, thank you for your time and the opportunity to contribute to the betterment of the City of Corona.

Sincerely,



Todd Cottle





## **CITY OF CORONA MITIGATED NEGATIVE DECLARATION**

### **NAME AND DESCRIPTION OF PROJECT:**

**PP2023-0011:** Precise Plan to review the site plan, architecture, perimeter walls/fencing and landscaping for a 25-unit permanent supportive housing development project totaling 21,043.5 square feet on 0.72 acres in the Mobile Home Park (MP) zone.

**AHDB2023-0003:** Affordable Housing & Density Bonus Program application to review a 25-unit permanent supportive housing development project on 0.72 acres in the Mobile Home Park (MP) zone.

### **PROJECT LOCATION:**

South side of 2<sup>nd</sup> Street and approximately 480 feet west of Buena Vista Avenue (Assessor's Parcel Number: 118-270-055).

### **ENTITY OR PERSON UNDERTAKING PROJECT:**

Second Street Housing LP  
c/o Scott Bering  
14211 Yorba Street, Suite 200  
Tustin, CA 92780

City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, 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 City Council 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: \_\_\_\_\_

\_\_\_\_\_  
Mayor  
City of Corona

Date filed with County Clerk: \_\_\_\_\_

# **EXHIBIT 12**

## CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

**PROJECT TITLE:** 25-Unit Second Street Housing Project

- Precise Plan (PP2023-0011)
- Affordable Housing Density Bonus (AHDB2023-0003)

**PROJECT LOCATION:** The project site is located on the south side of 2nd Street and approximately 480 feet west of Buena Vista Avenue. The project site is 0.72 acres and a portion of Assessor Parcel Number (APN) 118-270-055. The Project's location is depicted on Figure 1, *Regional Location Map*, and Figure 2, *Local Vicinity Map*.

**PROJECT PROPONENT:**

Second Street Housing LP - Scott Bering  
14211 Yorba Street, Suite 200  
Tustin, CA 92780

City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

**PROJECT DESCRIPTION:**

**Project Overview**

Second Street Housing LP is proposing to develop 0.72 acres into a multiple family residential development consisting of 24 permanent supportive housing (PSH) units and one manager's unit. The Project is a specialized housing development for chronically homeless persons due to diagnosed illness. The development consists of a three-story, 21,043.5-square-foot residential building, associated parking, laundry facility, community building and open space areas with picnic and bar-b-que facilities. Development of the proposed Project requires the review and approval of a Precise Plan application, PP2023-0011.

The Project is proposed as a 100% affordable project and will be developed pursuant to the density bonus requirements in Chapter 17.87 (Density Bonus Housing Agreements and Development Agreement) of the Corona Municipal Code and California Government Code Sections 65915 through 65918, also known as the "State Density Bonus Law". With the exception of the managers unit, the units within the Project will be restricted to rental income limits at the affordability level of 30% (extremely low) of the Median Family Income, as published by the California Department of Housing and Community Development. The Project includes an Affordable Housing Density Bonus application (AHDB2023-0002), which, compliant with the State Density Bonus Law, allows up to four incentives or concessions and unlimited number of development standard waivers. Units within the Project, except for the manager's unit, will be restricted to their level of affordability for the 55-year term in perpetuity by a recorded document and by the executed Density Bonus Agreement between the developer and the City of Corona.

In order to construct the Project, the Developer is seeking funding from various resources including Housing and Urban Development (HUD) grants from the City of Corona's Community Development Block Grant (CDBG), HOME, and HOME-ARP allocations, and deferred local Development Impact Fees. The Developer is currently in negotiations with the City on the funding.

The 0.72-acre Project site is a portion of a larger 4.01-acre parcel which is identified as Assessor's Parcel Numbers (APN) 118-270-055. The remaining 3.29 acres of the parcel will be developed along with two other parcels that are 0.17 acres for a multiple family residential development consisting of 115 affordable units. The 115-unit project is a separate project and is being analyzed separately for CEQA purposes.

The Project site is zoned Mobile Home Park (MP) and has a land use designation of High Density Residential (HDR) per the City's 2020-2040 General Plan. The MP zone permits the development of a mobile home park at a maximum density of eight (8) mobile homes per gross acres. A change of zone is not required in order to facilitate the development of the 25 permanent supportive housing units on the project site because the Project is being developed per the regulations established by the State Density Bonus Law, which allows qualifying affordable housing developments to be developed at the highest density allowed under the zoning

ordinance, specific plan or land use element of the General Plan [Gov. Code § 65915, subd. (o)(6)]. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the General Plan, the greater density shall prevail. In the case of the proposed Project site, the City's Zoning Ordinance currently establishes a maximum allowable density of eight (8) mobile homes per gross acre for the MP zone. The General Plan's HDR designation establishes a maximum allowable density of 36 du/ac. Since the HDR allows a greater density than the MP zone, the 36 du/ac density limit prevails, and thus, the Project is allowed to be developed under the density allowed by the HDR designation regardless of the density restriction under the MP zoning. The Project's density on the 3.46-acre site is 34.7 du/ac.

### **Project Features**

#### *Development Summary*

The maximum height of the building is 3 stories (34 ½ feet), measured from finish grade to the roof structure, not including tower elements or parapet walls. Project elevations would include a variety of architectural elements such as articulated massing and finish material palettes and have design characteristics consistent with Spanish Mediterranean architecture. The Project plan is shown in Figure 7, *Architectural Site Plan*, and conceptual colored elevations of the Project are shown in Figure 8, *Elevations*. Table 1 provides a summary of the proposed floor plans.

**Table 1: Unit Summary**

<b>Unit Type</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Unit Square Footage</b>	<b>Total Unit Types</b>
1	1	1	528	24
2 (Manager's Unit)	3	2	1,000.6	1
<b>TOTAL</b>				<b>25</b>

#### *Recreation and Open Space*

The Project would provide approximately 8,494 square feet of common outdoor recreational space. Recreational amenities proposed include BBQ areas, picnic and game tables, benches and a shade structure located within the open space areas behind the building. Access to these facilities would be limited and solely available to the residents of the Project via the proposed building.

#### *Fences and Walls*

The Project would include construction of an 8-foot-high split face block wall along the southern and a portion of the western property lines, and a 5-foot-high combination wall consisting of 3 feet of split face block and 2 feet of tubular steel along a portion of the western and northern property lines. The project entrance on Second Street will be gated with a six-foot-high tubular steel gate which will extend along the Project's east property line.

#### *Lighting*

Outdoor lighting would consist of wall-mounted lighting, pole-mounted lighting, and low-level path lights along the proposed internal driveways and common outdoor areas. All outdoor lighting would be directed downward and shielded to minimize off-site spillover onto the adjacent properties. The location of all exterior lighting would comply with lighting and glare standards established in the City of Corona's Municipal Code §17.84.070.

#### *Access and Circulation*

The main access to the Project site would be from a proposed 56-foot-wide full access driveway from 2<sup>nd</sup> Street, a public road along the northern portion of the Project site. Vehicular access from the site will be limited to right-in and right-out turn movements only. Regional access to the Project site is available from the SR-91 Freeway via Lincoln Avenue.

#### *Parking*

The Project would provide a total of 17 uncovered on-site parking spaces.

### Landscaping

The Project would install approximately 8,494 square feet of new drought-tolerant low water use ornamental landscaping throughout the site (see Figure 9, Landscaping Plan). Landscaping would include a variety of trees, such as: *Crape Myrtle*, *Marina Strawberry*, *Common Olive*, *Coast and Southern Live Oaks*, *African Sumac*, *Brisbane Box*, and *Mexican Fan Palm*.

### Infrastructure Improvements

The proposed development would construct on-site infrastructure improvements that would connect to the existing utility infrastructure in Buena Vista Avenue and in 2<sup>nd</sup> Street as described below.

- **Gas and Electric** – The Project would install underground electric lines that would connect to existing infrastructure in Buena Vista Avenue. Electricity would be provided to the Project by Southern California Edison (SCE).
- **Water and Sewer** – The Project will connect to the existing 12-inch water line in 2<sup>nd</sup> Street and the 12-inch sewer line in 2<sup>nd</sup> Street.
- **Stormwater Drainage** – The Project would install a 4'x8' proprietary biofiltration unit (Modular Wetlands System - MWS) to treat water quality flows (85<sup>th</sup> percentile, 24-hour storm) which would be discharged towards the storm drain system located within the adjacent 115-unit project. This onsite storm drain system would eventually discharge to the existing 54-inch storm drain along Buena Vista. The high flows will be discharged via the parkway culvert on 2<sup>nd</sup> Street.

### Construction

Construction is estimated to last 333 working days, which will include site preparation, grading, building construction, paving, and architectural coating activities. Construction equipment and staging are to occur on-site, and construction vehicle access is planned along Buena Vista Avenue. Table 2 lists the anticipated construction schedule.

**Table 2: Anticipated Construction Schedule**

Construction Phase	Working Days
Site Preparation	4
Grading	7
Building Construction	230
Paving	16
Architectural Coatings	16
<b>Total</b>	<b>273</b>

Source: Page 71 of Air Quality/Greenhouse Gas Report

Construction is anticipated to be completed in one phase, with an anticipated opening year of 2026. Per the project's preliminary grading plan, 390 net cubic yards of export is anticipated.

Construction activities would be limited to the hours between 7:00 a.m. and 8:00 p.m. on weekdays (Monday through Saturday) and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays, which would be consistent with the City's regulations (Municipal Code §17.84.040). Figure 10 shows the Conceptual Grading Plan and Figure 11 shows the Utilities Plan for the Project.

### Operation

The proposed Project would operate as a multiple family permanent supportive housing community. Typical operational characteristics would include supportive and social services to on-site residents which will be provided by Mercy House, who is a partner in the project. There will also be maintenance activities occurring on the property and in the on-site recreational facilities, and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a multiple family residential community are expected.

**ENVIRONMENTAL SETTING:**

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is April 11, 2024, which is the date that the Project’s environmental analysis commenced.

On-site and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.

**Table 3: Land Uses, General Plan Land Use Designations, and Zoning Classifications**

<b>Location</b>	<b>Current Land Use</b>	<b>General Plan Land Use/ Zoning Designations</b>
Site	Vacant land	High Density Residential (HDR) / MP (Mobile Home Park)
North	Vacant land	High Density Residential (HDR) / MP (Mobile Home Park)
South	Orange Grove High School	School (S) / School (S)
East	Multiple Family Residential Development	High Density Residential (HDR) / MP (Mobile Home Park), but will be rezoned to R-3 per a separate project under CZ2023-0006
West	Commercial Development	General Commercial (GC) / C-3 (General Commercial)

Source: Field inspection, City of Corona General Plan Land Use & Zoning District Map.

**Site Description**

The existing conditions of the Project site and surrounding areas are depicted on Figure 4, *Aerial View*. The Project site formerly contained a mobile home park and commercial development before structures were removed in 2016 in order to accommodate the SR-91 Widening Project. The site is currently vacant with vegetated weeds, low grasses and scattered native and non-native trees. The site is relatively flat with on-site elevations ranging from 650 feet in the north to 655 feet in the south.

**Site Surroundings**

The Project site is located within a developed area within the City of Corona as described below:

**North:** The area north of the Project site is designated as High Density Residential (HDR) on the General Plan land use map and zoned MP (Mobile Home Park). Existing land uses to the north of the Project site is the SR-91 Freeway.

**South:** The area south of the Project site is designated as School (S) on the General Plan land use map, and zoned School (S). The site is developed with the Orange Grove High School.

**East:** The area east of the Project site is designated as High Density Residential (HDR) on the General Plan land use map and zoned MP. As previously discussed, this immediate area east of the project site will be developed for a multiple family residential development with 115 multiple family residential units.

**West:** The area directly west of the Project site is designated as General Commercial (GC) on the General Plan land use map and zoned General Commercial (C-3). This area is developed with a commercial retail center.

**GENERAL PLAN \ ZONING:**

The Project site has an existing Corona General Plan land use designation of HDR, which allows 15-36 dwelling units per acre (du/ac). The Project site is located within the MP (Mobile Home Park) zone. As

previously stated, a change of zone is not necessary in order for the Project to be developed on the project site because, as permitted by the State Density Bonus Law, the Project is being developed per the HDR's maximum allowable density of 36 du/ac without regard to the more restrictive density limitation under the MP zone. Also, the Project is allowed by the Housing Accountability Act to be developed using the objective standards and criteria of a similar zoning that is consistent with the General Plan. In this case, the zoning would be the R-3 zone which permits the Project's proposed multiple family residential use and is consistent with and implements the HDR designation under the General Plan.

### OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

Issuance of building permits and completion of structures to the current building code are required by the City prior to the establishment of the Project. Additionally, approvals from the following agencies are required:

- Santa Ana Regional Water Quality Control Board (National Pollutant Discharge Elimination System Permit and Report of Waste Discharge)
- South Coast Air Quality Management District (Authority to Construct)

### NATIVE AMERICAN CONSULTATION

Pursuant to AB 52, the City sent letters several Native American tribes on January 4, 2024, that could have knowledge regarding tribal cultural resources in the Project area. The 30-day AB 52 consultation consideration period ended on February 5, 2024. As discussed in Section 17, Tribal Cultural Resources, the following two tribes indicated a desire to consult with the City on this project.

- Rincon Band of Luiseno Indians – Shuuluk Linton via letter dated January 15, 20204
- Soboba Band of Luiseno Indians – Joseph Ontiveros via letter dated February 1, 2024

The tribes indicated their concern over tribal resources in this region, their desire to see detailed documents on potential impacts of the Project, and suggested mitigation measures (for more details, see Section 17, Tribal Cultural Resources).

### 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.**
- ☒ 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.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Land Use Planning               | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Greenhouse Gases                              |
| <input type="checkbox"/> Population and Housing          | <input checked="" type="checkbox"/> Noise              | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Geologic Problems               | <input type="checkbox"/> Public Services               | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Hydrology and Water Quality     | <input type="checkbox"/> Utilities                     | <input type="checkbox"/> Wildfire                                      |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Transportation / Traffic        | <input checked="" type="checkbox"/> Cultural Resources |  |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Agricultural Resources        |  |
| <input type="checkbox"/> Mineral Resources               |  |  |

Date Prepared: May 14, 2024

Prepared By: Rocio Lopez, Consulting Planner

Contact Person: Rocio Lopez

Phone: (951) 736-2293 / Email: [rocio.lopez@coronaca.gov](mailto:rocio.lopez@coronaca.gov)

### AGENCY DISTRIBUTION

(check all that apply)

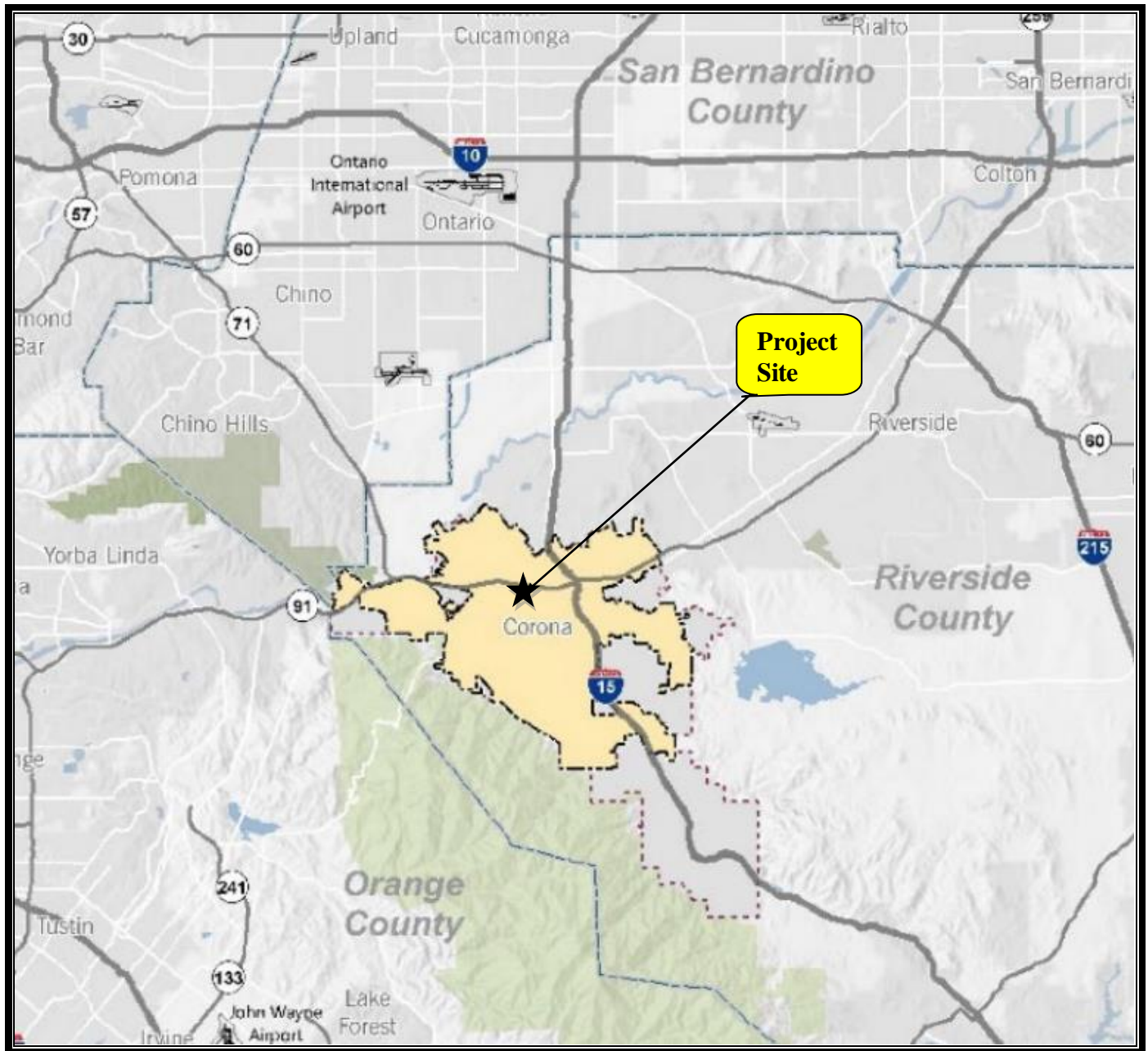
- \_\_\_\_\_ Responsible Agencies
- \_\_\_\_\_ Trustee Agencies (CDFG, SLC, CDPR, UC)
- X   State Clearinghouse (CDFG, USFWS, Redev. Projects) (local 20-day circulation)
- X   AQMD
- X   Pechanga
- X   Soboba
- \_\_\_\_\_ WQCB
- X   Other: Rincon tribal representatives

### UTILITY DISTRIBUTION

\_\_\_\_\_ Southern California Edison

<p>Southern California Edison Adriana Mendoza-Ramos, Esq. Region Manager, Local Public Affairs 1351 E. Francis St. Ontario, CA 91761</p> <p>Southern California Edison -Karen Cadavona Third Party Environmental Review 2244 Walnut Grove Ave. Quad 4C 472A Rosemead, CA 91770</p>
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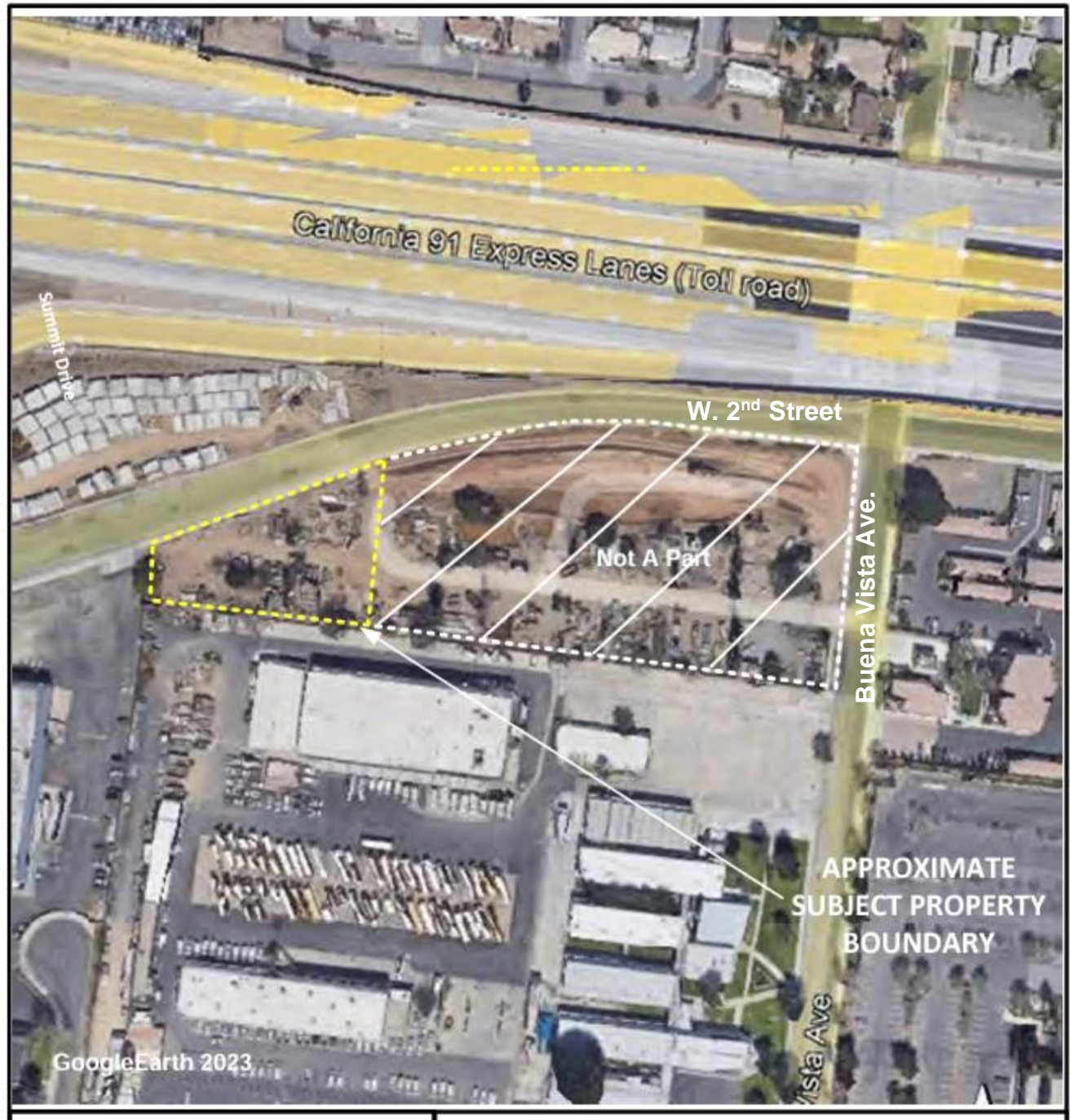
**Figure 1: Regional Location**







**Figure 3: Aerial view**





**Figure 4a. Existing Site Photos**



*View Looking West along North Side of Property*



*View Looking East through Property from SW corner*

**Figure 4b: Existing Site Photos**



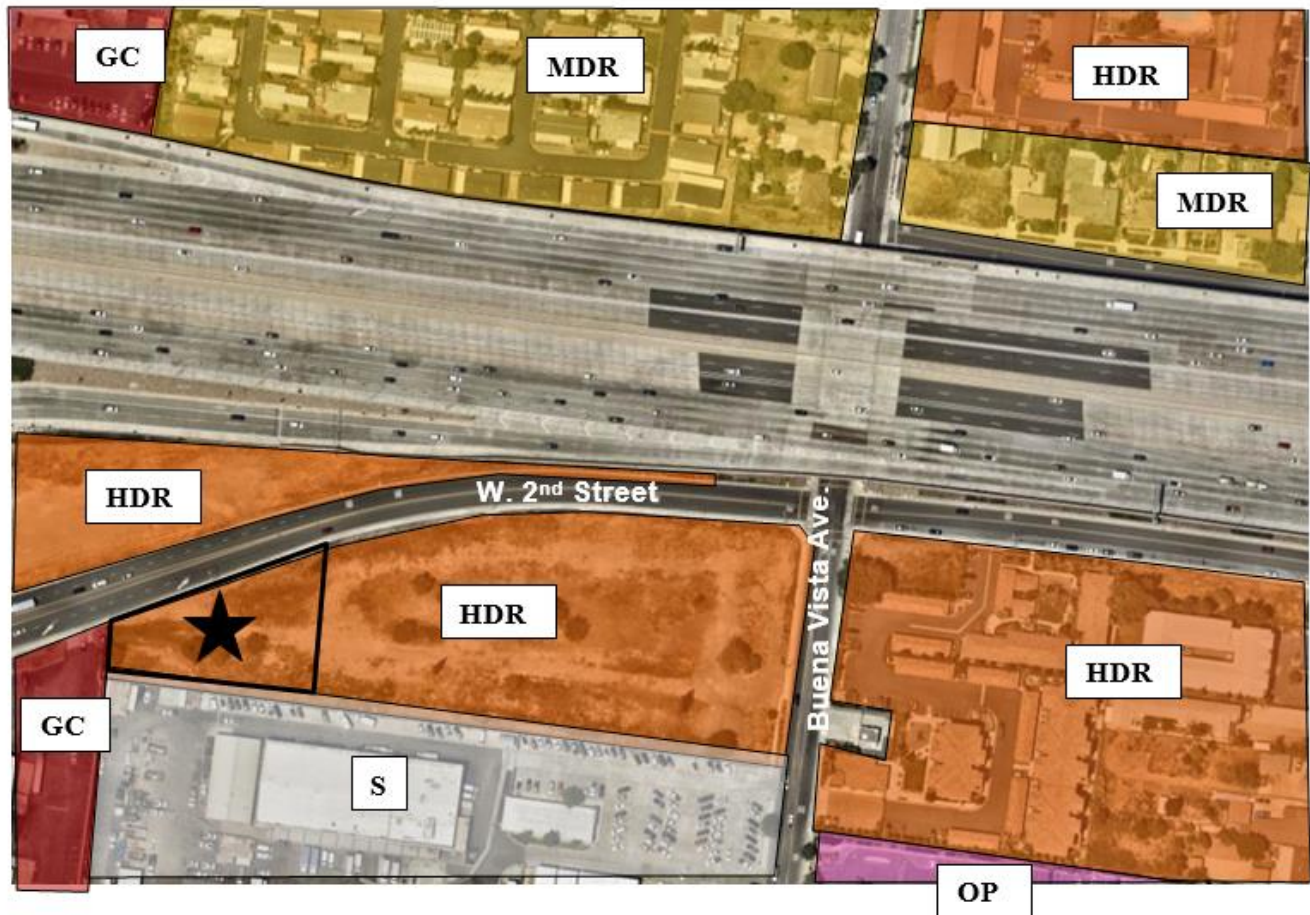
*View Looking South through West end of Property*



*View to North*

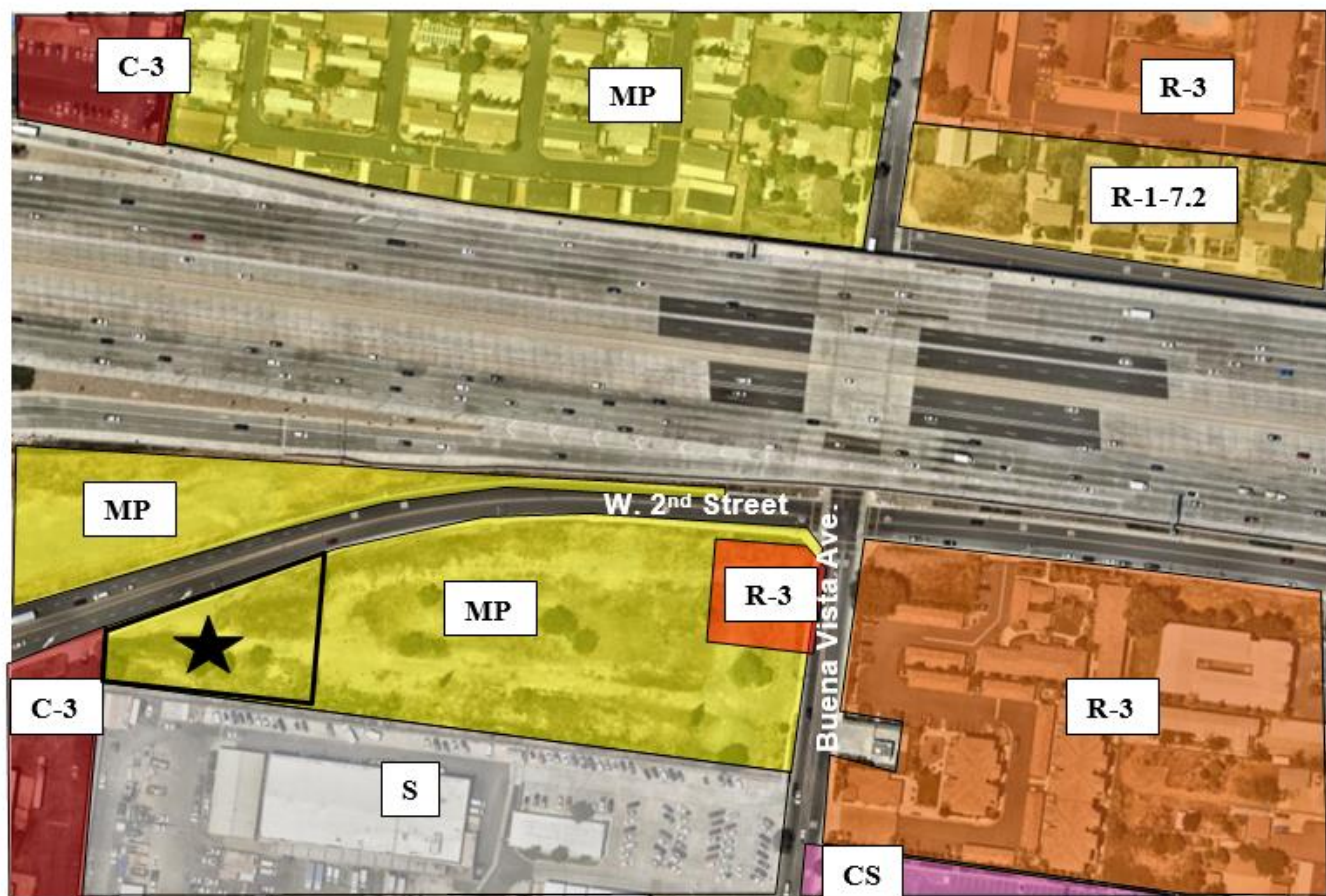


**Figure 5: Existing General Plan Land Use Designations**



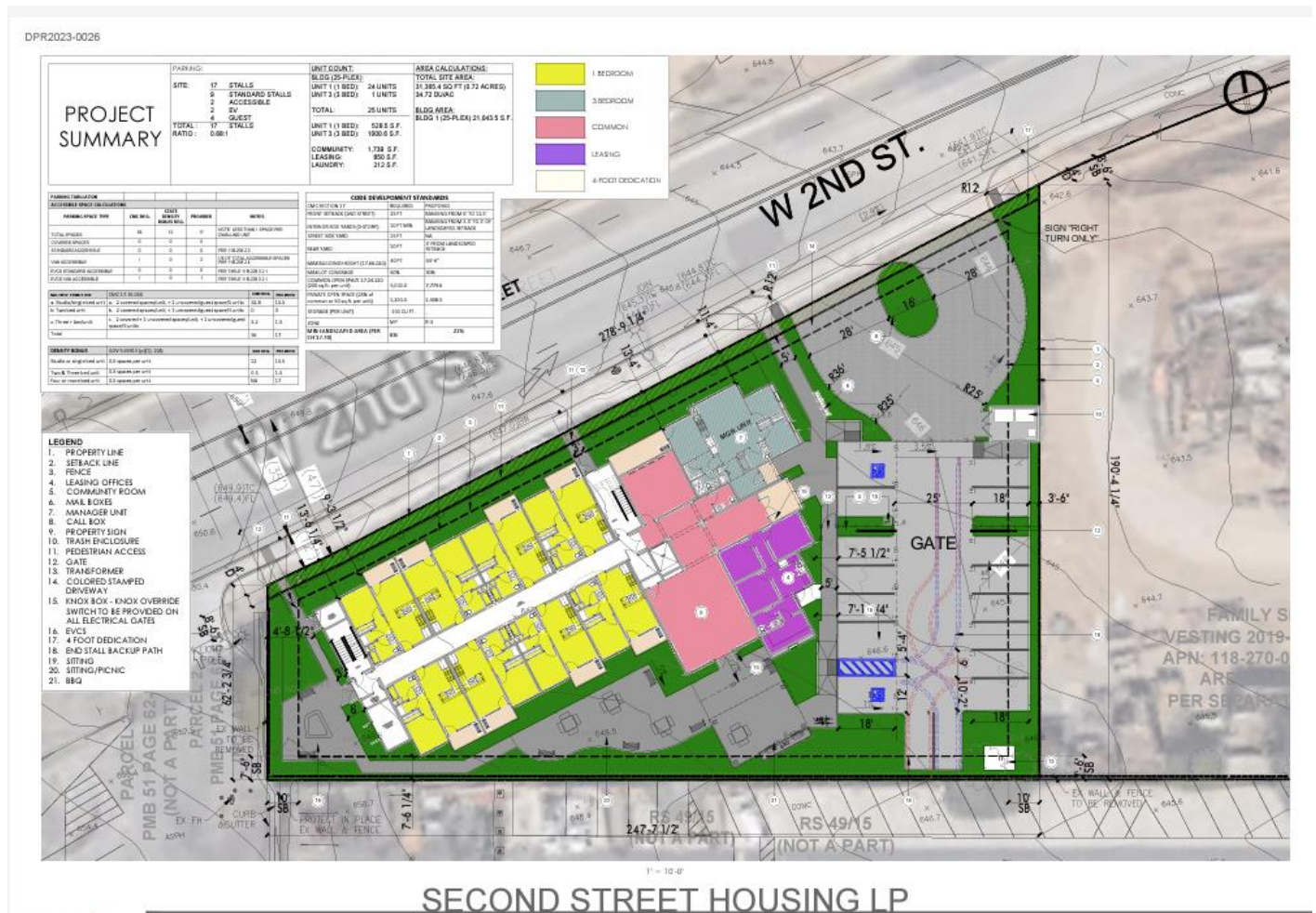
- HDR (High Density Residential)
- MDR (Medium Density Residential)
- S (School)
- OP (Office Professional)
- GC (General Commercial)

**Figure 6: Existing Zoning**



- |  |   |
|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> MP (Mobile Home <u>Park</u> )       | <span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> R-3 (Multiple Family Residential)  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> R-1-7.2 (Single Family Residential) |   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> C-3 ( <u>Commercial</u> )              | <span style="display: inline-block; width: 20px; height: 10px; background-color: grey; border: 1px solid black;"></span> S (School) <span style="display: inline-block; width: 20px; height: 10px; background-color: purple; border: 1px solid black;"></span> CS (Community Service) |



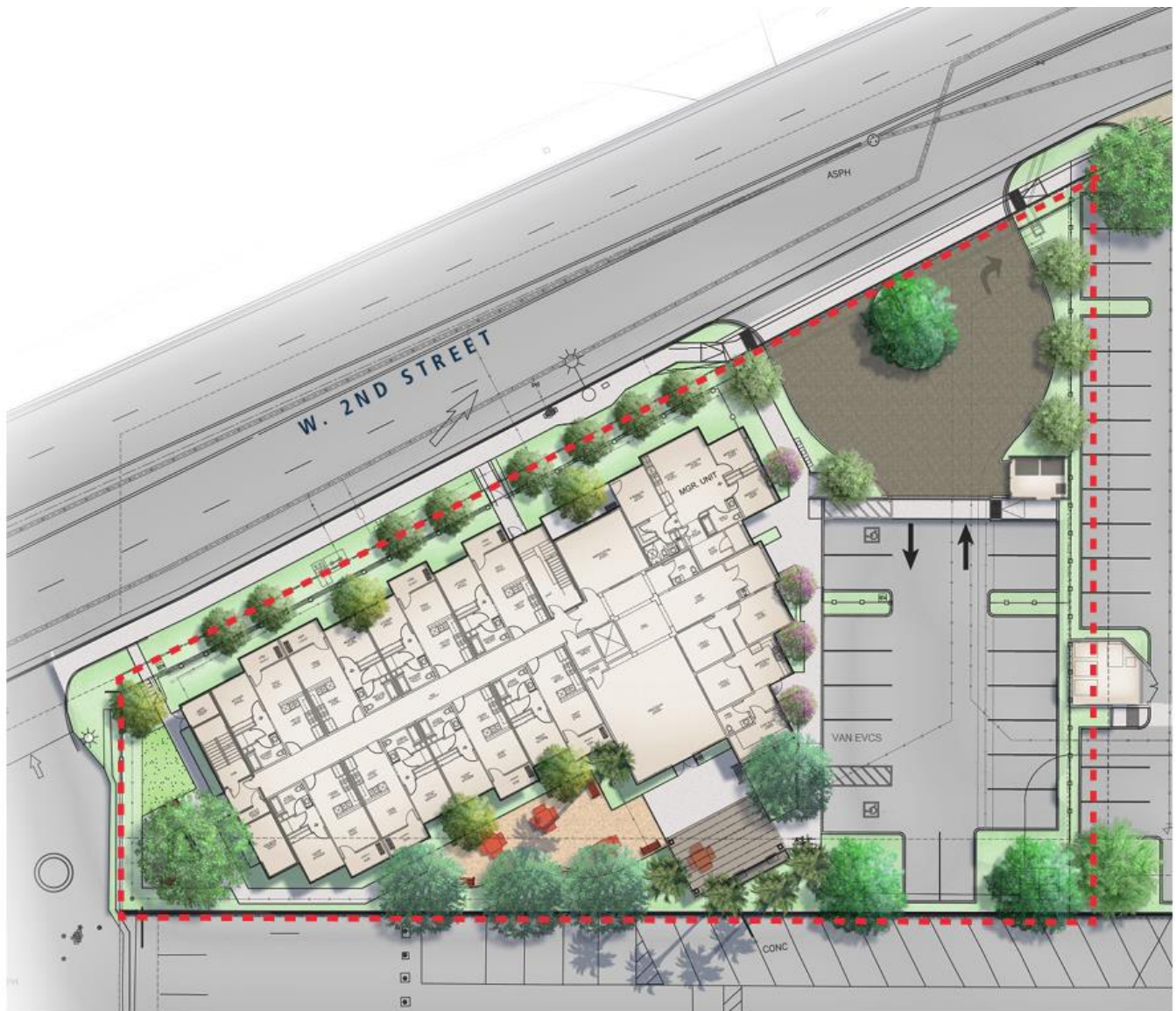
**Figure 7: Architectural Site Plan**

**Figure 8: Elevations****KEYNOTES:**

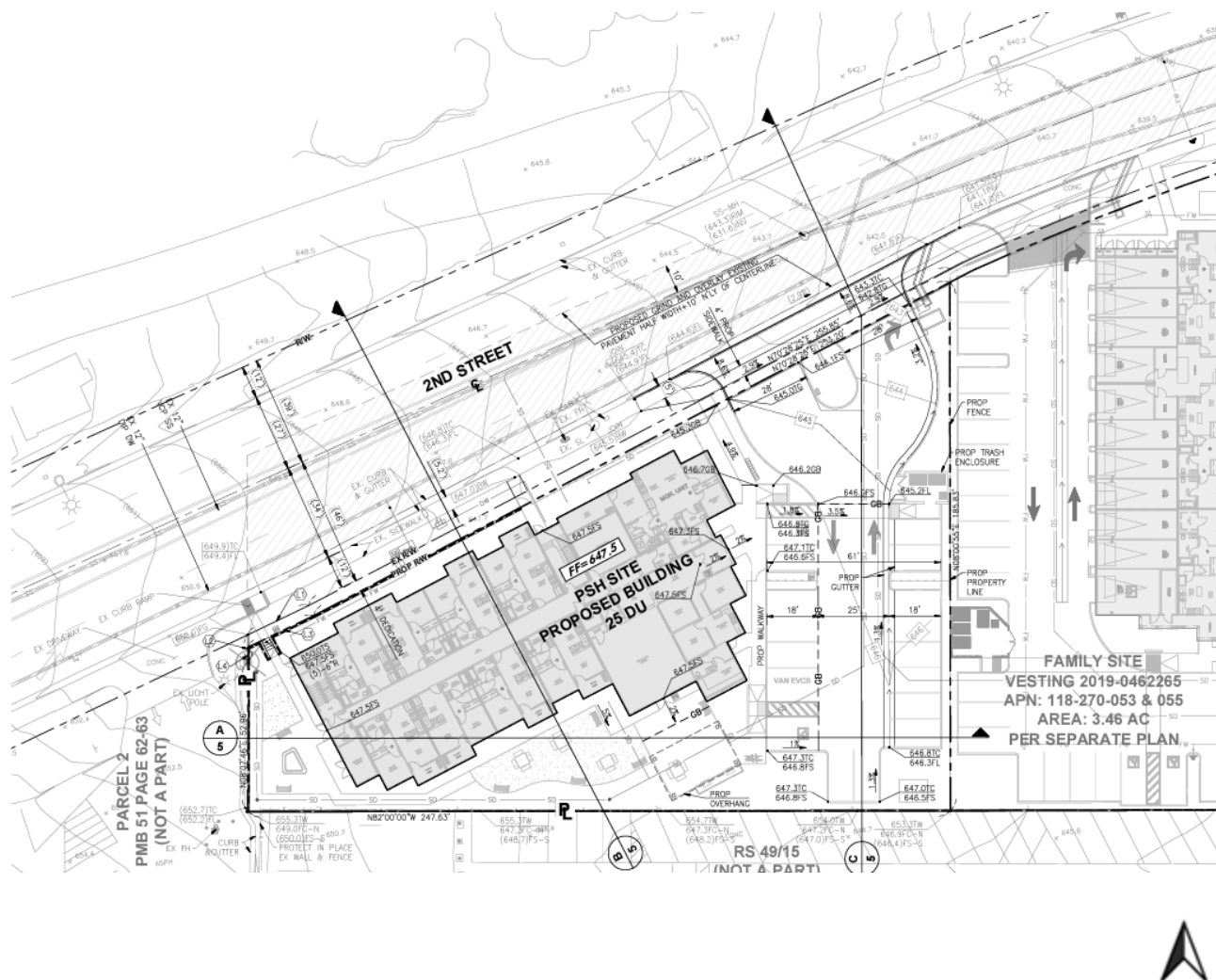
- |   |                                  |
|---|----------------------------------|
| 1. S-TILE ROOFING BY EAGLE                | 8. DECORATIVE SHUTTER - VISTA    |
| 2. STUCCO BY OMEGA - (SNOW/ SIERRA LEONE) | PAINT (SPICED CARROT)            |
| 3. STUCCO FINISH FOAM BAND                | 9. DECORATIVE VENT/TILE BY       |
| 4. FIBER CEMENT TRIM - VISTA              | TALEVERO                         |
| PAINT (EVENING DOVE)                      | 10. POT SHELF - VISTA PAINT      |
| 5. FIBER CEMENT RAILING - VISTA           | (EVENING DOVE)                   |
| PAINT (EVENING DOVE)                      | 11. LOUVERED DOORS - VISTA PAINT |
| 6. WOOD CORBEL                            | (SPICED CARROT)                  |
| 7. WOOD RAFTER TAIL - VISTA               | 12. EXTERIOR LIGHTING BY KICHLER |
| PAINT (EVENING DOVE)                      | 13. AWNING - VISTA PAINT (SPICED |
|   | CARROT)                          |
|   | 14. BUILDING SIGN                |



**Figure 9: Landscape Plan**



**Figure 10: Conceptual Grading**





*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)	<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:

### a. Conflict with any land use plan/policy, or agency regulation (general plan, specific plan, zoning)

**No Impact.** The Project site is located on the south side of 2<sup>nd</sup> Street and approximately 480 feet west of Buena Vista Avenue. The site has a General Plan land use map designation of High Density Residential (HDR) which allows up to 36 dwelling units per acre. The Project site acreage is 0.72, which allows a maximum of 25.9 dwelling units. The Project proposes 25 units which yields a density of 34.7 du/ac. The Project site is within the MP (Mobile Home Park) zone and is not located within a specific plan area. The MP zone permits the development of a mobile home park at a maximum density of eight (8) mobile homes per gross acres. A change of zone is not required in order to facilitate the development of the 25 permanent supportive housing units on the project site because the Project is being developed per the regulations established by the State Density Bonus Law, which allows qualifying affordable housing developments to be developed at the highest density allowed under the zoning ordinance, specific plan or land use element of the General Plan [Gov. Code § 65915, subd. (o)(6)]. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the General Plan, the greater density shall prevail. In the case of the proposed Project site, the City's Zoning Ordinance currently establishes a maximum allowable density of eight (8) mobile homes per gross acre for the MP zone. The General Plan's HDR designation establishes a maximum allowable density of 36 du/ac. Since the HDR allows a greater density than the MP zone, the 36 du/ac density limit prevails, and thus, the Project is allowed to be developed under the density allowed by the HDR designation regardless of the density restriction under the MP zoning.

Furthermore, per the Housing Accountability Act (aka Senate Bill 330), if a proposed housing development is consistent with the General Plan but the zoning for the project is inconsistent with the General Plan, the local agency (City of Corona), may require the project to comply with the objective standards and criteria of the zoning which is consistent with the General Plan. In the case of the proposed Project, the Project is allowed to be developed per the objective standards and criteria established for the R-3 zone, because the R-3 zone is a multiple family residential zone which permits the Project and is consistent with and implements the HDR designation. The R-3 zone permits multiple family residential development with an approved Precise Plan, which will be processed in connection with this development project. Therefore, development of the Project will not conflict with the city's land use plan or policy, and no mitigation is required.

The Project includes 100% affordable dwelling units which are being reviewed under an Affordable Housing Density Bonus application. Compliant with the State Density Bonus Law (SDBL), the Project is allowed up to four incentives or concessions and unlimited number of development standard waivers. Units within the Project, except for the manager's unit, will be restricted to their level of affordability for at 55 years in perpetuity by a recorded document and by the executed Density Bonus Agreement between the developer and the City. Since the HDR designation allows for this type of land use, the development does not conflict with the city's Land Use Policies, and no mitigation is required.

### b. Conflict with surrounding land uses.

**No Impact.** The project site is located in an area that is predominantly residential. It is bordered to the north by 2<sup>nd</sup> Street, with a vacant property located across the street to the north. To the west of the site is a commercial center, to the south is Orange Grove High School and to the east is vacant property which will be developed for 115 multiple family residential units. The proposed Project is a multiple family residential development which is compatible with the surrounding commercial, multiple family residential and school land uses. Furthermore, the Project is located within the appropriate General Plan land use designation of HDR. Therefore, development of the Project will not conflict with surrounding land uses.

**c. Physically divide an established community**

**No Impact.** The proposed multiple family residential use is considered to be generally passive and therefore, can be established next to or nearby existing commercial and residential neighborhoods. For this reason, the project does not conflict with the surrounding land uses, nor would it physically divide the established residential community, and therefore, no mitigation is warranted.

**2. POPULATION AND HOUSING:**

a. Induce substantial growth

☐☐☒☐

b. Displace substantial numbers of existing housing or people

☐☐☐☒**Discussion:****a. Induce substantial growth**

**Less Than Significant Impact.** As mentioned previously, the Project would construct a three-story building consisting of one manager's unit and 24 permanent supportive housing units. The California Department of Finance (CDF) data (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2023) details that the City of Corona has a residential population of 157,005 and 50,604 housing units as of January 2023. In addition, it is estimated that the City has an average of 3.19 persons per household with a vacancy rate of 3.1%. Considering that the previous use on the Project site was a mobile home park consisting of approximately 50 residential units, the net loss in residential units would be 25 units. However, since the remaining 3.46-acre adjacent site will be developed with 115 units, the overall net gain would be 90 units. The adjacent 115-unit multiple family housing project is being evaluated under a separate Mitigated Negative Declaration document. Further, the 25-unit Project is subject to the General Plan land use designation of High Density Residential (HDR) which allows up to 36 dwelling units per acre. The Project proposes 25 units on a site acreage of 0.72, which results in a density of 34.7 du/ac, which falls within the 15-36 du/ac density range established by the General Plan for the HDR designation.

The 2020-2045 SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) assumed the population within the City of Corona to grow from 165,800 in 2016 to 185,100 in 2045 (approximately 11 percent). The addition of 80 new residents (25 new units x 3.19 persons per household) would not represent an increase in population since there is a net loss of 25 units. The Project site is a vacant lot within an entirely urban, developed area. Thus, the Project would not induce any population growth. As the Project consists of development that would generate less than the previous percent growth, potential impacts related to substantial unplanned population growth would be less than significant.

Additionally, the proposed Project is located in an urbanized area of the City that is already served by existing roadways and infrastructure systems. No infrastructure would need to be extended to serve areas beyond the Project site, and indirect impacts related to growth would not occur from implementation of the proposed Project. Therefore, potential impacts related to inducement of unplanned population growth, either directly or indirectly, would be less than significant.

**b. Displace substantial numbers of existing housing or people**

**No Impact.** The Project site is currently vacant and does not support any people or housing. No people or housing would be displaced by implementation of the proposed Project. Conversely, housing would be developed by the Project. Therefore, the Project would result in no impact related to displacement and replacement housing.

**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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Grading of more than 100 cubic yards                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Unstable soil conditions from grading                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. Expansive soils  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:**

The following section is based on the Preliminary Geotechnical and Infiltration Feasibility Investigation Report prepared by LOR Geotechnical, dated October 9, 2023 and revised on April 16, 2024 (Appendix A).

**a. Fault/seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction****Less Than Significant Impact.***Fault/seismic failures (Alquist-Priolo zone)*

The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone, does not lie within a current State of California Earthquake Fault Zone nor does the site lie within a County of Riverside fault zone (LOR Geotechnical Group, Inc. 2023). The closest known active fault to the site is the Chino-Central Avenue Fault, located approximately 0.5 miles to the northeast of the site. Other faults in the region include the Whittier-Elsinore fault zone located approximately 3.2 kilometers (2.0 miles) to the southwest, the Cucamonga fault located approximately 30.5 kilometers (19 miles) to the north, the San Jacinto fault located approximately 32.5 kilometers (20 miles) to the northeast, and the San Andreas fault located approximately 43.5 kilometers (27 miles) to the northeast.

The historical seismicity of the site entails numerous small to medium magnitude earthquake events occurring in the region around the subject site. Any future developments at the subject site should anticipate that moderate to large seismic events could occur very near the site.

Structures built in the City of Corona are required to be built in compliance with the California Building Code (CBC), which regulates all building and construction projects within the City and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. Compliance with the CBC would include the incorporation of 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. Moreover, consistent with the CBC, the Project is required to implement recommendations from the Preliminary Geotechnical and Infiltration Feasibility Investigation Report, which includes recommendations related to earthwork and the design and construction of foundations, floor slabs, pavements, and infiltration systems. Because the proposed Project would be constructed in compliance with the CBC, the proposed Project would result in a less than significant impact related to strong seismic ground shaking.

*Landslides*

Landslides and other slope failures are secondary seismic effects that occur during or soon after earthquakes. Areas that are most susceptible to earthquakes induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.



The project site is relatively flat. Furthermore, according to the City of Corona General Plan EIR Deep-seated Landslide Hazard Map, the Project area is not identified as a highly susceptible landslide hazard area. Additionally, the Preliminary Geotechnical and Infiltration Feasibility Investigation Report determined that hazards from slippage or landslide from proposed construction of the Project is unlikely (LOR Geotechnical Group, Inc. 2024). Therefore, the Project would not cause potential substantial adverse effects related to slope instability or seismically induced landslides and impacts would be less than significant.

#### *Liquefaction*

Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires “mobility” sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

The Project site is located in an area of low liquefaction susceptibility on Riverside County liquefaction hazard maps and, per the Preliminary Geotechnical and Infiltration Feasibility Investigation Report, the liquefaction potential at the site is considered low due to the anticipated depth to groundwater and density of the on-site soils (LOR Geotechnical Group, Inc. 2024). No groundwater was encountered in the borings while drilling, or for the short duration in which they remained open, to the maximum depth of 51.5 feet. In addition, the proposed Project would be required to be constructed in compliance with the CBC and the City’s Municipal Code, which would be verified through the City’s plan check and permitting process. With compliance with existing regulations and the Project location, impacts related to seismically related ground failure and liquefaction would be less than significant.

#### **b. Grading of more than 100 cubic yards**

**Less Than Significant Impact.** Construction of the proposed Project would consist of a cut volume of 1,710 cubic yards (CY) and a fill volume of 1,320 CY, thus resulting in a net export volume of 390 CY. As such, the Project would result in grading of more than 100 CY. However, the Project would be required to be built in compliance with the California Building Code (CBC), which regulates all building and construction projects within the City and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. Further, impacts associated with grading have been analyzed throughout this Mitigated Negative Declaration (MND) in Section 5, Air Quality, and Section 16, Greenhouse Gases, both of which were determined to have less than significant impacts. As such, impacts related to grading would be less than significant.

#### **c. Grading in areas over 10% slope**

**No Impact.** Based on its topography, the proposed Project would not include grading of any areas with slopes over 10 percent. Project grading would be required to comply with the California Building Code (CBC), which regulates all building and construction projects within the City and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, and retaining walls. Additionally, the Project would incorporate construction best management practices (BMPs) through adherence to CBC grading and site preparation recommendations included in the Geotechnical Investigation such as removal of undesirable and/or unstable soils to be recompacted to decrease the likelihood of settlement after construction. Further, impacts associated with grading have been analyzed throughout this MND in Section 5, Air Quality, and Section 16, Greenhouse Gases, both of which would result in less than significant impacts. As such, impacts related to grading would be less than significant.

#### **d. Substantial erosion or loss of topsoil**

**Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Excavations and grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water.

Chapter 15.36.290 of the City’s Municipal Code implements the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Regional Board Order No. R8-2010-0033, as amended, (MS4 Permit) and establishes minimum stormwater management requirements and controls that are required to be implemented for construction and grading activities for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by City and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented as listed within Section 4, Hydrology and Water Quality, of this report. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the City’s Municipal Code



stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the City's Project review by the City of Corona's Planning and Development Department, Development Services Division, construction impacts related to erosion and loss of topsoil would be less than significant.

#### e. Unstable soil conditions from grading

**Less Than Significant Impact.** Unstable soil conditions have the potential to result in hazards such as landslides, lateral spreading, subsidence, and liquefaction or collapse. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. As discussed previously, implementation of the Project and associated grading are unlikely to result in hazards such as landslides. Additionally, the Project site and surrounding area are fully developed and do not have natural or manufactured slopes. Accordingly, the Project would not be located on a geologic unit or soil that is unstable and that would result in on- or off-site landslides, therefore no significant impacts would occur.

Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move downslope on a liquefied soil layer. Lateral spreading is a regional event. For lateral spreading to occur, the liquefiable soil zone must be laterally continuous, unconstrained laterally, and free to move along the sloping ground. The Project site's potential for lateral spreading is considered low due to the site's relatively flat topography, distance from slopes, and "very low" potential for liquefaction. Thus, the Project would not be located on a geologic unit or soil that would result in lateral spreading, and no significant impacts would occur.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of an earthquake motion in an area where groundwater in basin is lowered. Groundwater was not detected at the maximum depth explored of 51.5 feet below existing grade (LOR Geotechnical Group, Inc. 2023). The Project would not pump water from the Project area; however, slight subsidence is anticipated as a result of soil excavation and compaction. However, recommendations of the Preliminary Geotechnical and Infiltration Feasibility Investigation Report would be implemented during grading and construction and the Project would be required to comply with the CBC and the City's Municipal Code, which would be verified through the City's plan check and permitting process.

Thus, with compliance with existing regulations and implementation of best management practices (BMPs) impacts related to unstable soil conditions from grading, including landslides, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

#### f. Expansive soils

**Less Than Significant Impact.** Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Geotechnical Engineering Report determined that near site soil, which consists of medium dense to dense silty clayey sand with varying amounts of gravel, resulted in an expansion index of 36 indicating a "low" potential for expansion (Terraco 2022). Therefore, the Project site has low potential for expansive soil. Additionally, the Project would require compliance with the CBC requirements, as implemented by the Corona Municipal Code and verified through the City's plan check and permitting process. Thus, impacts related to expansive soils would be less than significant.

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

**Discussion:**

The following section is based on the Project Specific Water Quality Management Plan (WQMP), prepared by Fuscoe Engineering, Inc., dated December 2023 and revised April 2024 (Appendix B); the Preliminary Drainage Analysis, prepared by Fuscoe Engineering, Inc. dated April 2024 (Appendix C); and the Sewer and Water Study Report, prepared by Fuscoe Engineering, Inc., dated May 2024 (Appendix D).

**a. Violate water quality standards/waste discharge requirements****Less than Significant Impact.***Temporary Construction-Related Activities*

Construction of the Project would require grading and excavation of soils, which would loosen sediment and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would involve paving, utility installation, building construction, and landscaping activities. Construction activities would result in the generation of potential water quality pollution such as silt, debris, chemicals, paints, solvents, and other chemicals with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

These types of water quality impacts during construction of the Project would be prevented through implementation of a SWPPP. Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs which would reduce erosion or siltation. Typical BMPs for erosion or siltation, include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management.

Adherence to the existing requirements and implementation of the appropriate BMPs, as ensured through the City's plan check and permitting process, would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

*Operation*

The proposed Project would include the development of a 25-unit permanent supportive housing (PSH) development with one manager's unit and 24 PSH units, consisting of a 3-story 21,043.5 square foot building. The project includes associated parking, laundry facility, community building, and open space areas with picnic sitting and bar-b-que facilities. Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. If these pollutants discharge into surface waters, it could result in degradation of water quality. However, the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would minimize impervious surfaces and provide infiltration of runoff into

landscaped areas.

Section 13.27.120 of the City's Municipal Code requires implementation of a Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from new development and redevelopment projects. The Project's WQMP was created to comply with the requirements of the City of Corona, the Riverside County Water Quality Management Plan, and the NPDES Areawide Stormwater Program. The BMPs would include pollutant source control features and pollutant treatment control features. The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. For the purposes of stormwater quality, an underground bioretention/biofiltration system is proposed. The Project site is split into several drainage management areas.

All existing onsite runoff joins Buena Vista and 2nd Street runoff and is conveyed northerly via and curb and gutter before being captured by a catch basin at the northwest corner of the intersection at Buena Vista Avenue and 2nd Street. The proposed development will maintain the historic discharge point. Proposed onsite stormwater runoff will be captured by localized catch basins and drain inlets, and flows will be diverted into high and low flows. The low flows will be routed first to treatment points with a Modular Wetlands System (MWS) to treat the proposed runoff, while 10-Yr (high) flows will be directed to the site's drainage outfall. Once the runoff is treated by the MWS, it will discharge into 2nd Street through a proposed curb outlet, then discharge to the existing 54-inch storm drain along Buena Vista. The site will be graded as such to have overland runoff for severe storms and the finish floor is set at least a foot over the 100 year-storm.

With implementation of NPDES requirements and the WQMP, pursuant to the City Municipal Code, which would be verified during the plan check and permitting process for the proposed Project, the proposed Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

#### **b. Deplete groundwater supplies**

**Less Than Significant Impact.** No potable groundwater wells are proposed as part of the Project. The Project would be served with potable water by the City of Corona Utilities Department. The City has a diverse water supply portfolio including imported water from Western Municipal Water District (WMWD), groundwater from two local groundwater basins (Temescal Basin and Bedford-Coldwater Basin), and reclaimed water for landscape irrigation and other non-potable uses (City of Corona, Urban Water Management Plan, 2021, p. ES-2). The City's Urban Water Management Plan (UWMP) demonstrates that it has sufficient available water resources to adequately serve projected water demands within the City's service area through 2045. The water demand factors used to project future water demand within the City's service area are based in part on the land uses planned by the City of Corona General Plan. Thus, because the Project is fully consistent with the site's General Plan land use plan designation, it can be concluded that the City would have adequate water supplies, including groundwater supplies, to serve the Project in addition to past, present, and future commitments to supply water (City of Corona, Urban Water Management Plan, 2021, Chapter 7). Therefore, implementation of the Project would not substantially deplete groundwater supplies and the Project's impacts to groundwater supplies would be less than significant.

#### **c. Alter existing drainage pattern**

**Less Than Significant Impact.** Under existing conditions, the Project site is currently vacant and does not contain a stream or river; therefore, the Project does not have the potential to alter the course of a stream or river. The Project is designed to maintain the existing drainage flow pattern across proposed impervious surfaces and would not result in significant erosion or siltation on- or off-site. All storm water runoff would be carried via curbs, gutters, catch basins, and drain inlets, and flows will be diverted into high and low flows where it will be treated with a Modular Westland System (MWS) before discharging into the storm drain in 2<sup>nd</sup> Street and Buena Vista Avenue. Since the site runoff under the proposed Project would be conveyed to the existing storm drain pipes, it can be concluded that the Project would not substantially alter the site's existing drainage pattern.

As such, it can be concluded that the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding; create or contribute to runoff water which would exceed the capacity of existing or proposed stormwater drainage systems; or impede or redirect flood flows. Therefore, Project impacts to the site's existing drainage pattern would be less than significant.

Additionally, according to FEMA's FIRM Map #06065C0689G, the Project site is zoned as Flood Zone X, area with minimal flood hazard. The City would review the Project permit applications to ensure the proposed development would not be subject to significant flood hazard and structures would be floodproofed and would not impede or redirect flood flows. As such, the Project would result in a less than significant impact on the existing drainage pattern.

#### **d. Increase flooding hazard**

**Less Than Significant Impact.** According to the Federal Emergency Management Agency (FEMA), the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps, the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body around the Project site capable of producing a seiche.

As discussed previously, the Project site is classified as Flood Zone X, areas of minimal flood hazard. In addition, the Project site does not include, and is not adjacent to, a body of water such as a natural stream or river that would increase the potential for flooding. Further, the Project site is located approximately 25 miles northeast of the Pacific Ocean. Therefore, the Project is not located within a tsunami zone. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest body of water is Lake Matthews, approximately 6.5 miles to the east of the Project site. The Project site is not within the vicinity of any impounded bodies of water; therefore, the Project is not at risk of a seiche.

Also, as discussed previously, the Project would introduce approximately 24,562 square feet of impervious surfaces to the site, which would increase stormwater runoff from the Project site. However, the proposed Project would install an on-site storm drain system that would convey runoff to the biofilter unit that would capture and filter runoff, then to the existing storm drain systems in 2<sup>nd</sup> Street and Buena Vista Avenue. In addition, the Project includes 6,899 square feet of landscaping that would infiltrate stormwater on-site. The Project would comply with City and NPDES requirements as identified in the WQMP. Adherence to the existing requirements and implementation of the post-construction stormwater requirements would be confirmed during Project plan check prior to Project approval. Therefore, the Project would result in a less than significant impact with respect to flooding hazards.

#### **e. Degrade surface or ground water quality**

**Less Than Significant Impact.** As discussed under Section 4.a above, with mandatory compliance with the City's NPDES permit and with implementation of a SWPPP during construction and a WQMP during long-term operations, the Project would not degrade surface or ground water quality during either construction or long-term operation, and impacts would therefore be less than significant.

#### **f. Within 100-year flood hazard area**

**Less Than Significant Impact.** As discussed under Section 4.d above, the Project site is within Flood Zone X (Shaded), which encompasses areas with a 0.2% annual chance of flood, areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from the 1% annual chance flood (FEMA 2018). As such, the Project site is not subject to inundation during 100-year flood events, and therefore, impacts would be less than significant.

#### **g. Increase exposure to flooding**

**Less Than Significant Impact.** As mentioned previously, the Project site does not include, and is not adjacent to, a natural stream or river. Thus, the Project would not increase exposure to flooding from proximity to a stream or river. In addition, a SWPPP would be implemented during construction to control drainage and maintain drainage patterns across the proposed Project. As discussed in the WQMP, existing drainage patterns would remain unchanged, which would result in a decrease in time of concentration due to increase in imperviousness. As discussed previously, the Project would introduce approximately 24,562 square feet of impervious surfaces to the site, which would increase stormwater runoff from the Project site. However, the proposed Project would install an on-site storm drain system that would convey runoff to a biofilter unit that would capture and filter runoff, then to the existing storm drain system in Buena Vista Street. In addition, the Project includes 6,899 square feet of landscaping that would infiltrate stormwater on-site. The Project would comply with City and NPDES requirements as identified in the WQMP (Appendix I). Adherence to the existing requirements and implementation of the post construction stormwater requirements would be confirmed during Project plan check prior to Project approval. Therefore, the Project would result in a less than significant impact on flooding on- or offsite.

#### **h. Exceed capacity of the storm water drainage system**

**Less Than Significant Impact.** As described in the previous responses, the proposed Project would be required to implement a SWPPP during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the Project site, which would reduce potential impacts to stormwater drainage systems and water quality to a less than significant level.

The proposed Project would introduce approximately 24,562 square feet of impervious surfaces to the Project site. Proposed bioretention facilities would mitigate the 85th percentile 24-hour storm event. This system would filter coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). Also, although the Project is anticipated to increase runoff, low impact development (LID) design features would provide more treated flows than the increased runoff (system has 26% more flowrate treatment capacity than the design flowrate). Therefore, development of the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

The following section is based on the Air Quality, Greenhouse Gas and Energy Assessment prepared by Urban Crossroads, dated September 29, 2023 (Appendix E) and the Air Toxic and Criteria Pollutant Health Risk Assessment prepared by Urban Crossroads, dated January 19, 2024 (Appendix F).

**a. Conflict with air quality plan**

**Less than Significant Impact.** The Project site is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December 2022, the SCAQMD released the *Final 2022 AQMP (2022 AQMP)*. The *2022 AQMP* continues to evaluate current integrated strategies and control measures to meet the CAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (18). Similar to the 2016 AQMP, the *2022 AQMP* incorporates scientific and technological information and planning assumptions, including the *2020-2045 RTP/SCS*, a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements.

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993), for purposes of analyzing consistency with the AQMP, if a proposed Project would result in growth that is substantially greater than what was anticipated, then the proposed Project would conflict with the AQMP. On the other hand, if a Project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the Project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the 2022 AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As shown in Tables 3 and 4 in Section 5.b below, the Project would not exceed SCAQMD significance thresholds for any criteria pollutant during short term construction or during long-term operation. The construction contractors are required to comply with rules, regulations, and control measures to control fugitive dust from grading (Rule 403) and the application of

architectural coatings during building construction (Rule 1113). Accordingly, the Project's air quality emissions are less than significant.

The Project site is designated as High Density Residential (HDR) on the City's General Plan land use map and zoned Mobile Home Park. The HDR designation is intended for the development of multiple-family residential at a density of up to 36 units per acre. Development at this density requires full urban levels of service and public improvements. The HDR land use designation was the land use designation that was used by the SCAQMD to generate the growth forecasts for the air quality plan referenced above.

Finally, emissions generated by construction and operation of the proposed Project would not exceed daily emissions thresholds established by the SCAQMD. As described in the analysis below and detailed in Appendix C, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, impacts related to conflict with the AQMP from the proposed Project would be less than significant.

#### **b. Violate air quality standard**

**Less than Significant Impact.** The South Coast Air Basin (SCAB) is in a non-attainment status for federal and State ozone standards and particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating Project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table 5-A. Should construction or operation of the proposed Project exceed these thresholds, a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

**TABLE 5-A: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS**

Pollutant	Construction	Operations
NO <sub>x</sub>	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day
SO <sub>x</sub>	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day

lbs/day – Pounds Per Day

#### Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following construction activities: site preparation, grading, building construction, paving, architectural coating/stripping. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

Construction activities would generate emissions from construction equipment and construction worker vehicle trips to and from the Project site during the estimated 18 months of construction.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, would be required. As shown in Table 5-B, construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, regional construction related air quality emissions would result in a less than significant impact.

**TABLE 5-B: REGIONAL CONSTRUCTION EMISSIONS SUMMARY**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
2025	1.14	10.01	13.48	0.02	0.65	0.42
2026	7.90	14.73	21.42	0.03	1.02	0.62
Winter						
2025	1.95	17.30	16.70	0.02	3.18	1.81
2026	1.09	9.49	13.00	0.02	0.60	0.38
<b>Maximum Daily Emissions</b>	<b>7.90</b>	<b>17.30</b>	<b>21.42</b>	<b>0.03</b>	<b>3.18</b>	<b>1.81</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

<sup>1</sup>PM<sub>10</sub> and PM<sub>2.5</sub> source emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.

### Operation

The Project would be operated as a multiple family residential development. Operational related emissions are expected from the following primary sources: area source, energy source and mobile source emissions. Typical operational characteristics include residents and visitors traveling to and from the site, delivery of goods and services to the residents, and maintenance activities. Table 5-C shows the SCAQMD thresholds for operational emissions compared to the Project's maximum daily emissions.

**TABLE 5-C: TOTAL PROJECT REGIONAL OPERATIONAL EMISSIONS**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
Mobile Source	1.26	1.25	11.70	0.03	2.62	0.68
Area Source	0.54	0.43	1.59	0.00	0.03	0.03
Energy Source	0.01	0.11	0.05	0.00	0.01	0.01
<b>Total Maximum Daily Emissions</b>	<b>1.81</b>	<b>1.79</b>	<b>13.34</b>	<b>0.03</b>	<b>2.66</b>	<b>0.72</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
Winter						
Mobile Source	1.18	1.35	9.78	0.03	2.62	0.68
Area Source	0.42	0.41	0.18	0.00	0.03	0.03
Energy Source	0.01	0.11	0.05	0.00	0.01	0.01
<b>Total Maximum Daily Emissions</b>	<b>1.61</b>	<b>1.87</b>	<b>10.01</b>	<b>0.03</b>	<b>2.66</b>	<b>0.72</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

As shown in Table 5-C above, construction and operational-related emissions would not exceed South Coast Air Quality Management District thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation on a direct or cumulative basis. As such, impacts are less than significant, and no mitigation measures are required.

### **c. Net increase of any criteria pollutant**

**Less than Significant Impact.** As mentioned previously, the South Coast Air Basin (SCAB) is in a non-attainment status for federal and State ozone standards and particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating Project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown above in Table 5-A.



Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

#### *Construction Impacts*

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, the proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

#### *Operational Impacts*

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operational-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, the proposed Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

#### **d. Expose sensitive receptors to pollutants**

**Less than Significant Impact.** The SCAQMD has developed Localized Significance Thresholds (LSTs) that represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOX, CO, PM10, and PM2.5 pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 22, Norco/Corona.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual or cumulatively significant impact. The nearest land use where an individual could remain for 24 hours to the Project site has been used to determine localized construction and operational air quality impacts for emissions of PM10 and PM2.5 (since PM10 and PM2.5 thresholds are based on a 24-hour averaging time). The nearest receptor used for evaluation of localized impacts of PM10 and PM2.5 is location R1 represented by the existing residence at 307 S Buena Vista Ave, approximately 67 feet (20 meters) east of the Project site. If the calculated emissions for the proposed construction or operational activities are below the LST emission thresholds, the proposed construction or operation activity is not significant for air quality (SCAQMD).

#### *Localized Construction Emissions*

Using the CalEEMod Mitigated Construction Emissions, which incorporates Rule 403 dust control measures, Table 5-D calculates that localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities with Rule 403 measures applied to the Project, including watering the site, reducing speed on site, and street sweeping. Thus, a less than significant impact would occur for Project-related construction-source localized emissions, and no mitigation is required.

**TABLE 5-D: PROJECT LOCALIZED CONSTRUCTION IMPACTS**

On-Site Emissions	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation				
<b>Maximum Daily Emissions</b>	<b>14.69</b>	<b>13.65</b>	<b>2.73</b>	<b>1.60</b>
SCAQMD Localized Threshold	144	841	256	80
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
Grading				
<b>Maximum Daily Emissions</b>	<b>17.25</b>	<b>16.12</b>	<b>3.05</b>	<b>1.78</b>
SCAQMD Localized Threshold	170	1,007	262	81
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

#### *Localized Operational Emissions*

The proposed Project is located on approximately 0.72 acres, and the total development is proposed to consist of a 25-unit permanent supportive housing development. According to the SCAQMD LST methodology, LSTs would apply to the

operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no LST analysis is needed for operations.

#### *CO Hotspots*

As discussed below, the Project would not result in potentially adverse CO concentrations or “hot spots.” An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment.

Per the Project's Trip Generation Assessment, dated January 19, 2024 (Urban Crossroads), proposed Project is forecast to generate approximately 120 daily trips and would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

#### *Air Toxic and Criteria Pollutant Health Risk Assessment*

In 2005, the California Air Resources Board (ARB) promulgated an advisory recommendation to avoid setting sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The ARB indicates that due to traffic generated pollutants, there is an estimated increased cancer risk incidence of 300 to 1,700 per million within this domain. At some point however, the increased cancer risk incidence due the effects of freeway/roadway corridor pollutants become indistinguishable from the ambient air quality condition. In this regard, the effects of freeway/roadway-source pollutants that may impact the Project site are already acknowledged and accounted for within the ambient air quality discussions presented within this Section. More specifically, the MATES-V Study data for the Project site comprehensively reflects increased TAC-source cancer risks affecting the City and Project site, inclusive of increased cancer risks due to freeway sources.

For carcinogenic exposures resulting from exposure to toxics from the freeway, the summation of risk for the maximum exposed residential receptor totaled 1.38 in one million and will not exceed the SCAQMD significance threshold of 10 in one million. For chronic noncarcinogenic effects, the hazard index identified for each toxicological endpoint totaled less than one. For acute exposures, the hazard indices for the identified averaging times did not exceed unity. Therefore, noncarcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

For the maximum exposed residential receptor, results of the analysis predicted freeway emissions will produce PM10 concentrations of 0.12 µg/m<sup>3</sup> and 0.07 µg/m<sup>3</sup> for the 24-hour and annual averaging times. These values will not exceed the SCAQMD significance thresholds of 2.5 µg/m<sup>3</sup> and 1.0 µg/m<sup>3</sup>, respectively. For PM2.5, a maximum 24-hour average concentration of 0.16 µg/m<sup>3</sup> was predicted. This value also will not exceed the identified significance threshold of 2.5 µg/m<sup>3</sup>.

The maximum modeled 1-hour average concentration for CO of 0.02 parts per million (ppm), when added to an existing background concentration of 3.3 ppm, would equal a total Project concentration of 3.32 ppm. This would not cause an exceedance of the California Ambient Air Quality Standards (CAAQS) of 20 ppm. For the 8-hour averaging time, the maximum predicted concentration of 0.02 ppm, when added to an existing background level of 1.2 ppm, would equal a total Project concentration of 1.22 ppm. This would not cause an exceedance of the CAAQS of 9 ppm.

For NO<sub>2</sub>, a maximum one-hour concentration of 0.01 ppm was predicted. This concentration, when added to a background concentration of 0.066 ppm, would equal a total Project concentration of 0.09 ppm. This would not cause an exceedance of the CAAQS of 0.18 ppm.

As noted, short duration (i.e., 1 and 8-hour) exposures associated with both toxic and criteria pollutants are within acceptable limits. As such, less than significant impacts are anticipated to residents who would access and utilize outdoor amenities.

#### **e. Create objectionable odors**

**Less Than Significant Impact.** The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- *Agricultural uses (livestock and farming)*
- *Wastewater treatment plants*

- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>6. TRANSPORTATION/TRAFFIC:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict of be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Increase the total daily vehicle miles traveled per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cause total daily VMT within the study area to be higher than the No Project alternative under cumulative conditions (General Plan Condition)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Change in air traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Traffic hazards from design features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Conflict with alternative transportation policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

The following section is based on the Trip Generation Assessment prepared by Urban Crossroads, dated January 19, 2024 (Appendix G).

- a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system**

**Less than Significant Impact.** A significant impact would occur if the development of the Project would conflict with programs, plans, or ordinances that support transit services, bicycle lanes, sidewalks, and trails. Future street improvements that are programmed to implement the updated circulation network plan will be designed in accordance with all applicable engineering standards relating to vehicle traffic, bicycles, pedestrian safety, line of site, and other design criteria. Impacts will be less than significant.

Furthermore, as shown in Table 6-A, the Project would generate approximately 120 two-way trips per day including 13 trips during the AM peak hour and 12 trips during the PM peak hour. The City of Corona Guidelines indicate that if a project generates 50 daily peak hour trips or more without consideration of pass-by trip reductions, a full traffic study could be required for the project. Because the Project will be generating less than 50 daily peak hour trips, a full traffic study was not warranted, as the Project would be contributing less than 50 peak hour trips to any off-site intersection. Therefore, impacts would be less than significant, and no mitigation is warranted.

#### *Roadway Facilities*

For CEQA purposes, roadway facilities are viewed in the context of how they reduce the amount of vehicle miles traveled and promote the use of other non-motorized modes of travel such as transit, bicycle, and pedestrian. Per the City of Corona's General Plan Circulation Element, 2<sup>nd</sup> Street is classified as a collector street, which is required to have an overall roadway width of 44 feet with a five-foot wide sidewalk and seven feet of parkway landscaping on both sides of the roadway for an overall right-of-way width of 68 feet. However, the segment of 2<sup>nd</sup> Street in front of the project site extending to Buena Vista Avenue is currently improved as a modified collector street having a modified roadway width and sidewalk. Specifically, the south half of 2<sup>nd</sup> Street from the street centerline to the project site is currently improved with 20 feet of roadway width and 5.6 feet of sidewalk. The applicant is required to dedicate four (4) feet of the property's frontage to the right-of-way for 2<sup>nd</sup> Street and install the missing landscaping within a 6.4-foot-wide parkway. Construction of the missing and required public improvements would serve to facilitate vehicular, pedestrian, bicycle and bus travel. Therefore, impacts would be less than significant.

#### *Bicycle and Pedestrian Facilities*

Per Figure CE-3, Bikeway Plan, of the City of Corona's General Plan, the segment of 2<sup>nd</sup> Street that fronts the project site does not include a designated bike facility. The nearest bike facility is located on Buena Vista Avenue, which contains an existing Class III bike facility. Class III bike lanes are signed but not striped on street bike lanes (shared with vehicular traffic). Existing pedestrian facilities, including sidewalks are currently installed along the project's frontage adjacent to 2<sup>nd</sup> Street. Additionally, there are pedestrian and bicycle facilities within the vicinity of the Project site. The intersection of Buena Vista Avenue and 2<sup>nd</sup> Street is striped with school-zone crosswalks on all approaches due to the proximity to Orange Grove High School. In addition, Buena Vista Avenue to the south of 2<sup>nd</sup> Street includes a reduced school-zone speed limit of 25 miles per hour. Pedestrian and bicycle activity have been captured as part of the existing data collection and are incorporated into the operations analysis.

#### *Public Transit Service*

Public transportation services within the City and near the proposed Project are provided by the Riverside Transit Authority (RTA). The City also operates the Corona Red and Blue Cruiser Lines, but there are no routes within the study area. There do not appear to be existing transit routes that could potentially serve the Project. The closest public transit facility stop is 0.25 miles south on 6<sup>th</sup> Street and Buena Vista Avenue for the Corona Cruiser Red Line. Transit service is reviewed and updated by RTA and the City of Corona periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

The Project is not proposing any improvements that would conflict with the existing public transit service lines in the immediate vicinity or any future transit route in the area. The preceding information demonstrates the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

**Table 6-A: PROJECT TRIP GENERATION SUMMARY**

			AM Peak Hour			PM Peak Hour		
Land Use	Units	Daily	In	Out	Total	In	Out	Total
<b>Trip Rates</b>								
Affordable Housing <sup>1</sup>	DU	4.81	0.15	0.36	0.50	0.27	0.19	0.46
<b>Project Trip Generation</b>								
Second Street Housing	25 DU	120	4	9	13	7	5	12

DU = Dwelling Unit

<sup>1</sup>Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11<sup>th</sup> Edition (2021)* Land Use Code 223: Affordable Housing.**b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)**

**Less than Significant Impact.** Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. SB 743 specified that the new criteria should promote the reduction of GHG emissions, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines that became effective on July 1, 2020, and requires that Vehicle Miles Traveled (VMT) be evaluated for impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for its evaluation.

*VMT Screening Thresholds*

The City of Corona Vehicle Miles Traveled (VMT) Analysis Guidelines lists screening thresholds to determine if land use projects would require a VMT assessment. The City's Guidelines also provide criteria for projects that could screen out of further analysis and would be considered to have a less-than significant impact on VMT. If a Project meets one of the criteria below, it is considered to have a less than significant impact on VMT and does not require further analysis.

1. The Project serves the local community.
2. The Project is located within a Transit Priority Area (TPA).
3. The Project is located in a low VMT generating TAZ.

The City's VMT Analysis Guidelines were used in the evaluation of the Project VMT analysis. The VMT analysis determined, and the City of Corona's Traffic Engineer confirmed, that the Project would meet Screening Criteria 2 and 3. According to the City's guidelines, projects that are located within a TPA and located within a low VMT generating TAZ would not be required to complete a VMT assessment. Therefore, the Project's VMT impacts would be less than significant and therefore, no mitigation is warranted.

**c. Increase the total daily VMT per service population (population plus employment) (VMT/SP) above the baseline level for the jurisdiction**

**Less than Significant Impact.** As described previously, the City of Corona Vehicle Miles Traveled (VMT) Analysis Guidelines lists screening thresholds to determine if land use projects would require a VMT assessment. The City's Guidelines also provide criteria for projects that could screen out of further analysis and would be considered to have a less-than significant impact on VMT. The VMT analysis determined that the Project is located within a TPA and located within a low VMT generating TAZ, thus the Project does not require further VMT analysis. As such, impacts related to VMT, including total daily VMT per service population would be less than significant.

**d. Cause total daily VMT within the study area to be higher than the No Project alternative under cumulative conditions (General Plan Condition)**

**Less than Significant Impact.** As mentioned previously, the VMT analysis determined that the Project meets Screening Criteria 2 and 3 and therefore does not require further VMT analysis. As such, impacts related to VMT would be less than significant.

**e. Change in air traffic patterns**

**No Impact.** The closest airport is Corona Municipal Airport which is approximately 2.5 miles northwest of the Project site. As illustrated in the Riverside County Airport Land Use Compatibility Plan for Corona Municipal Airport, the Project site is not located within any land use compatibility zones. As such, the Project would not obstruct or change air traffic patterns. There would be no impacts, and thus, no mitigation is warranted.

**f. Traffic hazards from design features**

**Less than Significant Impact.** The Project would develop and operate a 25-unit permanent supportive housing development on the site. None of the proposed structures would include incompatible uses such as farm equipment. The Project would also not increase any hazards related to a design feature. The onsite drives would be developed in conformance with City design standards. The City's construction permitting process includes review of Project plans to ensure that no potentially hazardous transportation design features would be introduced by the Project. For example, the design of the onsite circulation would be reviewed to ensure fire engine accessibility is provided to the fire code standards. Also, access to the Project site would be provided from a proposed 56-foot-wide full access driveway from 2<sup>nd</sup> Street, a public road along the northern portion of the Project site. Vehicular access from the site will be limited to right-in and right-out access only. Regional access to the Project site is available from the SR-91 Freeway via Lincoln Avenue. The driveway would be designed in compliance with the City's design standards to provide for adequate turning for passenger cars, fire trucks, and any maintenance or delivery vehicles. Furthermore, all missing public improvements adjacent to the project site will be constructed per city standards with the development of the Project. As a result, impacts related to geometric design feature would be less than significant.

**g. Emergency access**

**No Impact.** The proposed Project would develop and operate a 25-unit permanent supportive housing development that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (as integrated into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction, 2<sup>nd</sup> Street would remain open to ensure adequate emergency access to the Project area. Thus, impacts related to inadequate emergency access during construction activities would not occur.

As described above, operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from 2nd Street. The driveway and on-site circulation constructed by the Project would be evaluated through the City's permitting procedures to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. The Project is also required to provide fire suppression facilities (e. g., hydrants and sprinklers). The Corona Fire Department (CFD) would review the development plans as part of the plan check and permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, impacts related to inadequate emergency access would not occur.

**h. Conflict with alternative transportation policies**

**No Impact.** As described in Section 1, Land Use and Planning, the proposed development would be consistent with the policies and intent of the General Plan and would not conflict with alternative transportation policies. As evaluated in Section 6.a, Transportation/Traffic, the Project will provide connecting sidewalks and would not conflict with public transit or bicycle travel within the City. There would be no impact, and no mitigation is required.

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

☐ ☒ ☐ ☐

e. Conflicts with local biological resource policies or ordinances

☐ ☐ ☒ ☐

f. Conflicts with any habitat conservation plan

☐ ☒ ☐ ☐

#### Discussion:

The following section is based on the Biological Resources Technical Memorandum (BRTM) prepared by Dudek, dated April 25, 2024 (Appendix H) and based on the Western Riverside County Multiple Species Conservation Plan (MSHCP) Consistency Analysis Memorandum prepared by Dudek, dated April 18, 2024 (Appendix I). The Biological Resources Memorandum documents the existing conditions at the project site and immediate vicinity and evaluates the potential for federally protected biological resources to occur on or immediately adjacent to the project site, including any federally listed species, federally protected waters and wetlands, and applicable federal laws and policies (e.g., NEPA, Endangered Species Act, and Migratory Bird Treaty Act) that apply to the proposed project. Additionally, as the project is being considered for federal funds administered by the U.S. Housing and Urban Development (HUD), the project is required to be reviewed for environmental impacts in accordance with the National Environmental Policy Act (NEPA).

The purpose of the MSHCP Consistency Analysis Memorandum is to document the proposed project's consistency with the goals and objectives of the Western Riverside County Multiple Species Conservation Plan (MSHCP). As the project site is located within the MSHCP area, the project must demonstrate consistency with the MSHCP requirements, including Sections 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures), as applicable. It should be noted that the project site is not located within any MSHCP Criteria Cells; therefore, the project is not subject to the Joint Project Review process, nor Reserve Assembly requirements.

#### a. Endangered or threatened species/habitat

**Potentially Significant Unless Mitigation Incorporated.** Biological resources on the Project site were evaluated in the Biological Resources Technical Memorandum and Western Riverside County (MSHCP) Consistency Analysis to ensure the proposed Project is consistent with the MSHCP and to analyze potential impacts to candidate, sensitive, and special-status species and associated habitat. Additionally, the BRTM included a field survey conducted on January 18, 2024. The BRTM describes the Project site as consisting of disturbed, vacant land characterized by disturbed/developed areas.

The Project site is located within the boundaries of the Western Riverside County Multiple Species Conservation Plan (MSHCP). Therefore, the Project is required to demonstrate consistency with the MSHCP. The MSHCP consistency analysis identified that the Project site is not located within a MSHCP Criteria Cell or Cell Group. Further, the Project site is not located within plan-defined areas requiring surveys for criteria area species, narrow endemic species, amphibian species, or mammalian species, including burrowing owl.

As part of the survey, the Project site was evaluated for the presence of native habitats that may support populations of sensitive wildlife and plant species. The property was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas. No special status plant or wildlife species, nor wetlands, vernal pools, riparian habitats or jurisdictional areas were observed during the biological reconnaissance (BRTM, 2024).

The project site is comprised of highly disturbed lands. The site was graded and developed in 1959, when it was turned into a commercial development (i.e., parking lot). In 1980, the site once again underwent development when the parking lot was changed into a residential development. Finally, between 2016 and 2018, the residential development was demolished, and the site was graded and landscaped to its current condition. This series of development activities has resulted in the project site being comprised of highly compacted fill that does not support riparian/riverine resources. (MSHCP Consistency Analysis Memorandum, 2024).

A total of three native wildlife species (all birds) were observed on the study area: house finch, black phoebe (*Sayornis nigra*), and Say's phoebe (*Sayornis saya*). Although wildlife species were observed on the Project site, these species are not identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Additionally, the biological survey of the site found no drainages, water ponding features, riparian, or vernal pool habitat onsite, however, it is possible nesting birds may utilize the site at various times since ornamental trees and non-native grassland on the study area provide suitable foraging and nesting habitat for a number of resident native and migratory bird species protected under the Migratory Bird Treaty Act (MBTA).



Therefore, to reduce the potential project-related effects to nesting birds, **Mitigation Measure BIO-1** has been included to ensure any impacts to nesting birds are reduced to less than significant levels.

**b. Riparian habitat or other sensitive natural community**

**No Impact.** 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 BRTM and the MSHCP Consistency Analysis Memorandum, and therefore no impacts were identified.

**c. Adversely affects federally protected wetlands**

**No Impact.** Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. No surface waters, wetlands, or riparian habitats were observed during the biological reconnaissance, and based on a review of the National Wetlands Inventory (NWI), there are no mapped wetlands on the study area (USFWS 2024c).

The Project site and adjacent areas are located within a developed urban area and do not contain natural wetlands as identified in the Biological Resources Technical Memorandum. Therefore, the Project would not result in impacts to wetlands.

**d. Interferes with wildlife corridors or migratory species**

**Potentially Significant Unless Mitigation Incorporated.** Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations. As mentioned previously, the Project site is disturbed and is surrounded by developed land uses. Further, no wildlife movement corridors were found to be present on the Project site nor does the Project site support conditions for migratory wildlife corridors or linkages (BRTM, 2024). There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implementation of the Project would not result in impacts related to wildlife movement or wildlife corridors.

However, the Project site contains non-native grassland and some ornamental trees that could be used for nesting by common bird species that are protected by the federal MBTA and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between January 15 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, **Mitigation Measure BIO-1** has been included to require that if commencement of vegetation clearing occurs between January 15 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to vegetation removal to determine the presence or absence of nesting birds within 500 feet of the project site. With implementation of **Mitigation Measure BIO-1**, potential impacts to nesting birds would be less than significant.

**e. Conflict with local biological resource policies or ordinances**

**Less Than Significant Impact.** The proposed Project would not conflict with any City of Corona ordinances or policies protecting biological resources. The Project would be subject to City of Corona Municipal Code Chapter 16.33 (Multiple Species Habitat Conservation Plan Mitigation Fee), which requires a payment of a fee that is used for the acquisition and preservation of vegetation communities and natural areas known to support plant and wildlife species covered by the MSHCP. The Project also would not conflict with Section 12.22.080 (Heritage Trees) of the City's Municipal Code, as none of the existing trees on site comprise of “Heritage” trees. With payment of the MSCHP mitigation fee, impacts would be less than significant, and no further mitigation would be required.

**f. Conflict with any habitat conservation plan**

**Potentially Significant Unless Mitigation Incorporated.** The Project site is located within the boundaries of the MSHCP; therefore, it is subject to applicable provisions of the MSHCP as specified in response (a) above. The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160-acre) Criteria Cells, each with specific criteria for the species conservation within that Cell. The Project site is not within the MSHCP Criteria Area; therefore, no Cell or Criteria analysis is required. The site is also not located within a MSCHP survey area. No sensitive plant or sensitive/protected animal species were identified on-site during the field survey, and no on-site riparian or riverine areas were detected on the Project site. However, it is possible nesting birds may utilize the site at various times since ornamental trees and non-native grassland on the study area provide suitable foraging and nesting habitat for a number of resident native and migratory bird species protected under the MBTA.

Therefore, to reduce the potential project-related effects to nesting birds, **Mitigation Measures BIO-1** has been included to ensure any impacts to nesting birds are reduced to less than significant levels. In summary, implementation of the proposed Project would not conflict with the MSHCP; as such, impacts would be less than significant.

### **Mitigation Measures**

**MM BIO-1: Migratory Bird Treaty Act.** In the event that vegetation and tree removal should occur between January 15 and September 15, the Project Applicant shall retain a qualified biologist to conduct a nesting bird survey no more than 3 days prior to commencement of grading activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the Project site or within 500 feet of the Project site during the clearance survey with a brief letter report, submitted to the City of Corona Planning and Development Department prior to the issuance of a grading permit, indicating that no impacts to active bird nests would occur before grading can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 200-foot buffer around the active nest. For listed raptor species, this buffer shall be 500-feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. The buffer will remain in place as long as the nest is considered active, as determined by a qualified on-site biologist. Prior to the commencement of grading activities and the issuance of any grading permits, results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Corona Planning and Development Department.

### **8. MINERAL RESOURCES:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- a. Loss of mineral resource or recovery site

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### **Discussion:**

#### **a. Loss of mineral resource or recovery site**

**No Impact.** According to the California Department of Conservation (CDOC), the Project site is in an area generally classified as Sand and Gravel Resource Area and Gravel Resource Areas. Although the region is classified for these resources, the Project site is not currently or planned for mineral extraction. Additionally, according to the City of Corona's General Plan 2020-2040, mineral extraction has been a part of Corona's history since 1888, when the Temescal Rock Quarry was opened to furnish rock for streets in Los Angeles and other nearby towns. Mineral resources found in the City of Corona have included crushed rock, sand, and gravel and small amounts of silver, lead, zinc, coal, and gypsum. The Project site is in an area classified as Mineral Resource Zone 4 (MRZ-4) which includes areas where available information is inadequate for assignment to any other zone. Therefore, minerals may be present, but information is not available to make a determination. However, the Project site is not currently used or planned for mineral extraction. As such, the Project would result in no impact.

### **9. HAZARDS AND HAZARDOUS MATERIALS:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- a. Transport, use or disposal of hazardous materials

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b. Risk of accidental release of hazardous materials

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- c. Hazardous materials/emissions within ¼ mile of existing or proposed school

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g. Increase risk of wildland fires     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Discussion:

The following section is based on the Phase I Environmental Site Assessment (ESA) prepared by TA-Group DD, LLC, dated September 25, 2023, included as Appendix J, and the Soil Sampling Report prepared by TA-Group DD, LLC, dated October 11, 2023, included as Appendix K.

#### a. Transport, use, or disposal of hazardous materials

**Less than Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

##### *Construction*

The proposed construction activities would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements that are implemented by the City during building permitting for construction activities. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, routine transport and use of hazardous materials during construction would be less than significant.

##### *Operation*

The Project would involve the operation of a 21,043.5 square foot permanent supportive housing development consisting of 25 new residential units, which would involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.

#### b. Risk of accidental release of hazardous materials

**Less than Significant Impact.** A Phase I Environmental Site Assessment (ESA), dated September 25, 2023, was conducted for the Project site by TA-Group DD, LLC. While the Phase I ESA did not identify any controlled recognized environmental conditions (RECs), historic RECs or De Minimis Conditions, it did reveal a known or suspected REC in connection with the property. Discussion on this finding is provided below.

The Phase I ESA identified that the Project site was undeveloped until sometime between 1943 and 1948, when a structure (presumed rural residence) was constructed at the south end of the site. By 1954 a shed/garage was added along with a small unorganized orchard. By 1960 a small pole barn or shed was added and by 1966 portions of the property were used for outdoor equipment storage. By 1975 the eastern portion of the site was utilized as part of a trailer park. The mobile home park was removed between 2014-2016 during the construction of E. 2nd Street and the widening of the SR-91 freeway. Since that

time the subject property has been either vacant or used for outdoor equipment storage.

On August 19, 2023, TAGDD personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. No evidence of environmental concerns was noted on the subject property during the site reconnaissance. Additionally, TAGDD performed a Vapor Encroachment Screen (VES) for the subject property. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property. The presence of a pVEC (Vapor Encroachment Condition) was confirmed due to a gasoline release within the AOC (Area of Concern) of 100-feet, at the former Honda dealership site located adjacent to the west end of the subject property at 213 S. Lincoln Avenue. The Phase 1 ESA therefore recommended further investigation consisting of soil gas sampling to document the presence or absence of fuel related Volatile Organic Chemicals (VOC). Based on the soil gas VOC sampling results, no further investigation was warranted in connection with the Project site (see Appendix K).

### *Construction*

**Accidental Releases.** While the routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts; improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases, posing health risks to workers, the public, and the environment. To avoid an impact related to an accidental release, the use of BMPs during construction are implemented as part of a SWPPP as required by the National Pollution Discharge Elimination System General Construction Permit. Implementation of an SWPPP would minimize potential adverse effects to workers, the public, and the environment. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

### *Operation*

As described previously, operation of the proposed 25-unit permanent supportive housing development includes uses of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

### **c. Hazardous materials/ emissions within one-quarter mile of an existing or proposed school**

**Less than Significant Impact.** The nearest school to the Project site is Orange Grove High School located within 100 feet south of the Project site. However, as described previously, construction and operation of the Project would involve the use, storage and disposal of small amounts of hazardous materials on the Project site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential for accidental release into the environment near a school. The emissions that would be generated from construction and operation of the Project were evaluated in the air quality analysis discussed above, and the emissions generated from the Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the Project would not emit hazardous or handle acutely hazardous materials, substances, or waste near a school, and impacts would be less than significant.

### **d. Located on a hazardous materials site**

**No Impact.** According to the California Department of Toxic Substances Control EnviroStor database, and the Phase I Environmental Site Assessment prepared for the site, the Project site is not located on or nearby any hazardous material sites listed, pursuant to Government Code Section 65962.5. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.

**e. Conflict with an airport land use plan**

**No Impact.** The closest airport is the Corona Municipal Airport, which is approximately 1.42 miles northwest of the Project site. The Project site is not located within any land use compatibility zone for the nearest airport, nor is it within an airport safety zone. Therefore, the Project would not result in a safety hazard for people residing or working in the Project areas, and no impacts would occur.

**f. Impair emergency response plans****Less than Significant Impact.***Construction*

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveway, 2<sup>nd</sup> Street would remain open to ensure adequate emergency access to the Project area and vicinity. Impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

*Operation*

Operation of the proposed Project would not result in a physical interference with an emergency response evacuation. Direct access to the Project site would be provided from 2<sup>nd</sup> Street, which is classified as a two-lane collector roadway that is adjacent to the Project site. The Project site would be designed to accommodate fire department access in coordination with the Corona Fire Department and would be a minimum of 28 feet wide and accommodate fire department access from 2<sup>nd</sup> Street via access gates along the fence line on 2nd St. equipped with Knox boxes. Access would allow fire fighters to reach within 150' of all portions of all buildings, from paved access. Design and internal access would provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City Municipal Code and the Fire Department prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) included as Chapter 15.12 in the City's Municipal Code. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

**g. Increase risk of wildland fires**

**No Impact.** According to the California Fire Hazard Severity Zones mapping, the Project site is not within a Very High Fire Hazard Severity Zone. Additionally, the Project site is located within an urbanized area, with development surrounding the project site on all four sides, and development of the site with residential uses would not result in impacts related to the exposure of people or structures to loss, injury, or death involving wildland fires. Therefore, no impacts would occur. Refer to additional wildfire analysis under Section 19, Wildfire.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 discussion below is based on the Noise and Vibration Analysis prepared by Urban Crossroads, dated May 21, 2024 (Appendix L). The following noise regulatory setting includes local, state, and federal standards applicable to the Project site.

#### *Existing Ambient Noise Levels*

As detailed in the Noise and Vibration Analysis, to identify the existing ambient noise level environment, long term noise level measurements were taken at five locations in the Project study area (see Figure 12, Noise Measurement Locations). The Noise and Vibration Analysis describes that the background ambient noise levels in the Project area are dominated by transportation related noise associated with the SR-91 freeway as well as nearby street surfaces, including 2<sup>nd</sup> Street and Buena Vista Avenue. The existing noise levels are provided in Table 10-A.

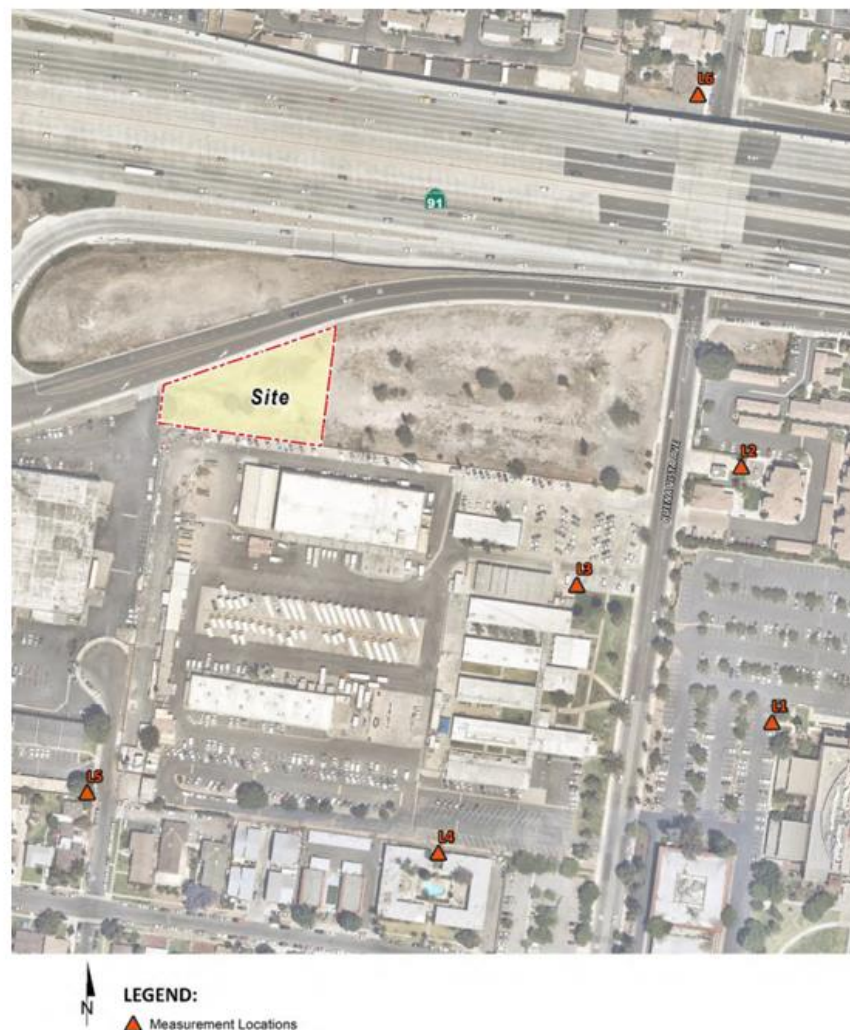
**TABLE 10-A: 24-HOUR AMBIENT NOISE LEVEL MEASUREMENTS**

Location <sup>1</sup>	Description	Energy Average Noise Level (dBA Leq) <sup>2</sup>		CNEL
		Daytime	Nighttime	
L1	Located southeast of the site near the Corona City Hall	43.3	44.4	50.8
L2	Located east of the site near the Citrus Circle Apartment Homes Complex	63.7	62.2	69.1
L3	Located south of the site near the Corona-Norco Adult Education School	43.6	44.8	51.1
L4	Located south of the site near the Vista Del Sol Apartments at 923 W 5th Street	50.8	50.6	57.3
L5	Located West of the site near the residence at 1001 W 5th Street	50.6	52.9	59.3
L6	Located north of the site near the residence at 104 N Buena Vista Ave	52.6	52.7	52.6

<sup>1</sup> See Exhibit 5-A for the noise level measurement locations.

<sup>2</sup> Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.1.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

**FIGURE 12: NOISE MEASUREMENT LOCATIONS**

#### *City of Corona General Plan Noise Element*

To protect City of Corona residents from excessive noise, the Noise Element contains the following four goals:

*N-1 Protect residents, visitors, and noise-sensitive land uses from the adverse human health and environmental impacts created by excessive noise levels from transportation sources by requiring proactive mitigation.*

*N-2 Prevent and mitigate the adverse impacts of excessive ambient noise exposure on residents, employees, visitors, and noise-sensitive land uses.*

*N-3 Discourage the spillover or encroachment of unacceptable noise levels from mixed use, commercial, and industrial land uses on to noise sensitive land uses.*

*N-4 Minimize noise impacts created by railroad transit and airport operations and flight patterns on residential areas and other “noise sensitive” land use areas.*

The noise criteria identified in the City of Corona Noise Element (Table 10-B) are guidelines to evaluate the land use compatibility of transportation related noise and provides the City with a planning tool to gauge the compatibility of land uses relative to existing and future exterior noise levels.



**TABLE 10-B: NOISE LEVELS AND LAND USE COMPATIBILITY GUIDELINES**

Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Uses	<55	60	65	70	75	80>	
Residential	Single Family, Duplex	A	A	B	B	D	D	D
	Multiple Family	A	A	B	B	C	D	D
	Hotel, Motel Lodging	A	A	B	C	C	D	D
Commercial Regional, District	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	B	B	C	C	D
Commercial Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
Commercial Office, Institution	Office Building, R&D, Professional Offices, City Office Building	A	A	A	B	B	C	D
Rec. Institutional Civic Center	Amphitheatre, Concert Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Amusement Park, Miniature Golf, Sports Club, Equestrian Center	A	A	A	B	B	D	D
Commercial, General, Special, Industrial, and Institutional	Auto Service Station, Auto Dealer, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional General	Hospital, Church, Library, Schools' Classroom	A	A	B	C	C	D	D
Open Space	Local, Community, and Regional Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemetery, Nature Centers Wildlife Reserves and Habitat	A	A	A	A	B	C	C

Zone A: Clearly Compatible: Specified land use is satisfactory, based on the assumption that any buildings involved are of conventional construction without any special noise insulation requirements.

Zone B: Normally Compatible: New construction should be undertaken only after detailed analysis of the noise reduction requirements and needed noise insulation features are determined. Conventional construction, with closed windows and fresh air supply or air conditioning, will normally suffice.

Zone C: Normally Incompatible: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

Zone D: Clearly Incompatible: New development should generally not be undertaken.

#### *City of Corona Municipal Code*

**Noise Standards.** The City's standards for noise impacts in neighboring residential areas are found in Chapter 17.84.040 of the City's Municipal Code, which sets forth exterior and interior noise limits of 65 dBA CNEL and 45 dBA CNEL, respectively, for transportation noise sources, such as roadway and airport, at residential and other sensitive land uses. Performance standards for stationary noise sources are summarized in Table 10-C.

**TABLE 10-C: STATIONARY NOISE STANDARDS**

Types of Land Use	Maximum Allowable Noise Levels			
	Exterior Noise Level (L)		Interior Noise Level (L)	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Single-, Double- and Multi-Family Residential	55 dBA	50 dBA	45 dBA	35 dBA
Other Sensitive Land Uses <sup>1</sup>	55 dBA	50 dBA	45 dBA	35 dBA
Commercial Uses	65 dBA	60 dBA	-	-
Industrial, Manufacturing, Agricultural	75 dBA	70 dBA	-	-

Source: Noise and Vibration Impact Analysis, Appendix 3.1

Sensitive Land Uses. Those specific land uses which have associated human activities that may be subject to stress or significant interference from noise. Sensitive land uses include single family residential, multiple family residential, churches, hospitals and similar health care institutions, convalescent homes, libraries and school classroom areas.

**Construction Noise Standards.** The City has set restrictions to control noise impacts associated with the construction of the proposed Project. According to Section 17.84.040(D)(2), Construction noise, construction noise is prohibited: between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and federal holidays. Construction noise is defined as noise, which is disturbing, excessive or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations.

#### Operational Noise Standards.

The City of Corona Municipal Code, Section 17.84.040 *Noise*, provides noise control guidelines for determining and mitigating non-transportation or stationary-source noise impacts from operations at private properties. The City of Corona Municipal Code defines *Stationary Noise Source Standards* in Section 17.84.040(C)(2), Table 1, for different land uses. For noise-sensitive residential properties, the Municipal Code identifies operational noise level limits for the daytime hours (7:00 a.m. to 10:00 p.m.) and for the nighttime hours (10:00 p.m. to 7:00 a.m.). Refer to Table 11.

The noise levels, as shown in Table 10-C, when measured on any adjacent property, shall not exceed:

- The noise standard for a cumulative period of more than 30 minutes in any hour;
- The noise standard for plus 5 dB for a cumulative period of more than 15 minutes in any hour;
- The noise standard for plus 10 dB for a cumulative period of more than 5 minutes in any hour;
- The noise standard for plus 15 dB for a cumulative period of more than 1 minute in any hour;
- The noise standard plus 20 dB for any period of time.

Refer to Table 10-C.

**TABLE 10-D: OPERATIONAL NOISE STANDARDS**

Jurisdiction	Land Use	Time Period	Exterior Noise Level Standards (dBA Leq) <sup>2</sup>				
			L <sub>50</sub> (30 mins)	L <sub>25</sub> (15 mins)	L <sub>8</sub> (5 mins)	L <sub>2</sub> (1 min)	L <sub>max</sub> (Anytime)
City of Corona <sup>1</sup>	Residential	Daytime	55	60	65	70	75
		Nighttime	50	55	60	65	70
	Commercial	Daytime	65	70	75	80	85
		Nighttime	60	65	70	75	80
	Industrial	Daytime	75	80	85	90	95
		Nighttime	70	75	80	85	90

<sup>1</sup> City of Corona Municipal Code, Section 17.84.040 Noise (Appendix 3.1).

<sup>2</sup> The percent noise level is the level exceeded "n" percent of the time during the measurement period. L50 is the noise level exceeded 50% of the time.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

#### *Federal Transit Administration*

While the City establishes limits to the hours during which construction activity may take place, neither the City's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual is used for analysis of daytime construction impacts, as discussed below. According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use.

Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime exterior construction noise level of 80 dBA Leq and a nighttime exterior construction noise level of 70 dBA Leq as a reasonable threshold for noise sensitive residential land use.

#### *Construction Vibration Standards*

To analyze the vibration impacts originating from the construction of the Project, vibration from construction activities is typically evaluated against standards established under a City's Municipal Code. The City of Corona Municipal Code, Section 17.84.050, identifies a vibration velocity standard of 0.05 in/sec root-mean-square (RMS) for sensitive land uses which is used in this analysis as the basis for determining the relative significance of potential Project related vibration impacts. Typically, the human response at the perception threshold for vibration includes annoyance in residential areas as previously shown on

Exhibit 2-B, when vibration levels expressed in vibration decibels (VdB) approach 75 VdB. The City of Corona, however, identifies a vibration perception threshold of 0.05 in/sec at any point on the affected property. For vibration levels expressed in velocity, the human body responds to the average vibration amplitude often described as the root-mean-square (RMS). Therefore, the City of Corona vibration standard of 0.05 in/sec in RMS velocity levels is used in this analysis to assess the human perception of vibration levels due to Project-related construction activities.

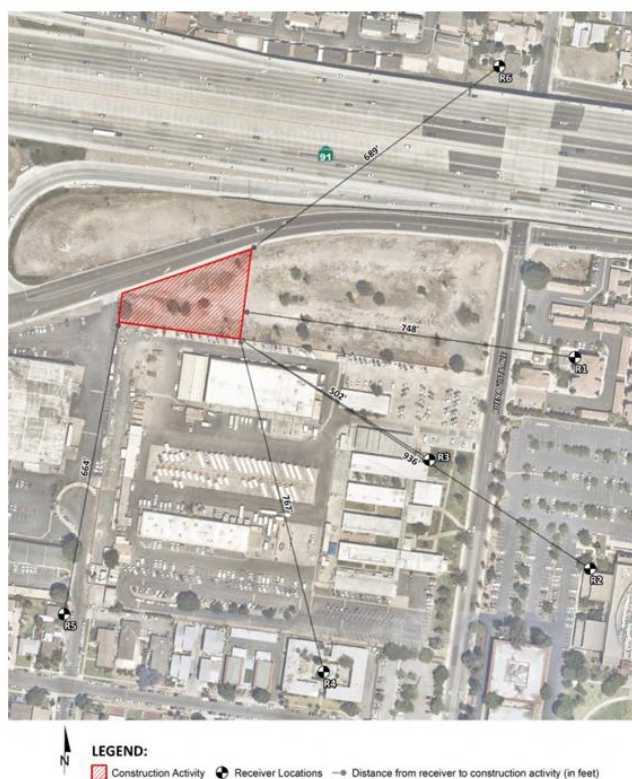
#### a. Exceed noise level standards

**Potentially Significant Unless Mitigation Incorporated.** As described above, City of Corona Municipal Code Section 17.84.040 prohibits construction noise between the hours of 8:00 p.m. and 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and City observed federal holidays. The Project would comply with the City's construction hours regulations, as required by standard City Conditions of Approval. Construction activities are anticipated to last approximately 18 months.

#### Construction

Construction activities that would create noise include site preparation, grading, building construction, paving, and architectural coating. Noise levels associated with the construction will vary with the different types of construction equipment, the duration of the activity, and distance from the source. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing levels within the Project vicinity. Figure 13 shows the construction noise source locations in relation to the nearest sensitive receiver locations. To prevent high levels of construction noise from impacting noise-sensitive land uses, the City of Corona Municipal Code, Section 17.84.040[D][2], states that construction noise is prohibited between the hours of 8:00 p.m. to 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and federal holidays.

**FIGURE 13: TYPICAL CONSTRUCTION NOISE SOURCE AND RECEIVER LOCATIONS**



Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 80 dBA measured at 50 feet from the noise source to the receiver would be reduced to 74 dBA at 100 feet from the source to the receiver and would be further reduced to 68 dBA at 200 feet from the source to the receiver.

Per Figure 12, the nearest sensitive receptors would include residential uses to the east, approximately 748 feet east from the eastern edge of the site and greater than 800 feet from the proposed construction activities within the Project site; and school use to the south, approximately 502 feet from the center of proposed construction activities within the Project site.

In order to determine if the proposed construction activities would create a significant substantial temporary noise increase, the FTA construction noise criteria thresholds was utilized, which states that a significant construction noise impact would occur if

construction noise exceeds 80 dBA during the daytime at any of the nearby homes. Table 10-E lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration (FHWA) Roadway Construction Noise Model. As shown, noise levels generated by heavy construction equipment can range from approximately 62.3 dBA to 75.3 dBA when measured at 50 feet.

**TABLE 10-E: TYPICAL CONSTRUCTION REFERENCE NOISE LEVELS**

Construction Stage	Reference Construction Activity <sup>1</sup>	Reference Noise Level @ 50 Feet (dBA Leq)	Highest Reference Noise Level (dBA Leq)
Demolition	Demolition Activity	67.9	71.9
	Backhoe	64.2	
	Water Truck Pass-By & Backup Alarm	71.9	
Site Preparation	Scraper, Water Truck, & Dozer Activity	75.3	75.3
	Backhoe	64.2	
	Water Truck Pass-By & Backup Alarm	71.9	
Grading	Rough Grading Activities	73.5	73.5
	Water Truck Pass-By & Backup Alarm	71.9	
	Construction Vehicle Maintenance Activities	67.5	
Building Construction	Foundation Trenching	68.2	71.6
	Framing	62.3	
	Concrete Mixer Backup Alarms & Air Brakes	71.6	
Paving	Concrete Mixer Truck Movements	71.2	71.2
	Concrete Paver Activities	65.6	
	Concrete Mixer Pour & Paving Activities	65.9	
Architectural Coating	Air Compressors	65.2	65.2
	Generator	64.9	
	Crane	62.3	

<sup>1</sup> Reference construction noise level measurements taken by Urban Crossroads, Inc.

Table 10-E shows the Project construction noise level impacts with multiple pieces of equipment operating simultaneously at the nearest sensitive receiver locations were completed. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each receiver location. As discussed above, the City's Municipal Code recognizes construction noise as common within an urban environment. Because such noise is part of the urban environment, the Municipal Code specifies that construction activities may only occur during specified hours. As shown on Table 10-F, the construction noise levels are expected to range from 43.2 to 57.8 dBA Leq, and the highest construction levels are expected to range from 53.3 to 57.8 dBA Leq at the nearest receiver locations.

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest noise sensitive receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the daytime 80 dBA Leq significance threshold during Project construction activities as shown on Table 10-G. Therefore, the noise impacts due to Project construction noise is considered less than significant at all receiver locations.

**TABLE 10-F: TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVEL SUMMARY**

Receiver Location <sup>1</sup>	Construction Noise Levels (dBA L <sub>eq</sub> )						
	Demolition	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels <sup>2</sup>
R1	51.8	55.2	53.4	51.5	51.1	45.1	55.2
R2	49.9	53.3	51.5	49.6	49.2	43.2	53.3
R3	54.4	57.8	56.0	54.1	53.7	47.7	57.8
R4	51.6	55.0	53.2	51.3	50.9	44.9	55.0
R5	52.8	56.2	54.4	52.5	52.1	46.1	56.2
R6	51.8	55.2	53.4	51.5	51.1	45.1	55.2

<sup>1</sup> Typical construction noise source and receiver locations are shown on Exhibit 11-A.

<sup>2</sup> Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 11.1.

**TABLE 10-G: TYPICAL CONSTRUCTION NOISE LEVEL COMPLIANCE**

Receiver Location <sup>1</sup>	Construction Noise Levels (dBA L <sub>eq</sub> )		
	Highest Construction Noise Levels <sup>2</sup>	Threshold <sup>3</sup>	Threshold Exceeded? <sup>4</sup>
R1	55.2	80	No
R2	53.3	80	No
R3	57.8	80	No
R4	55.0	80	No
R5	56.2	80	No
R6	55.2	80	No

<sup>1</sup> Typical construction noise source and receiver locations are shown on Exhibit 11-A.

<sup>2</sup> Highest construction noise level calculations based on distance from the construction noise source activity to nearby receiver locations as shown on Table 11-2.

<sup>3</sup> Federal Transit Administration, Transit Noise and Vibration Impact Assessment noise level threshold as shown on Table 4-1.

<sup>4</sup> Do the estimated Project construction noise levels exceed the construction noise level threshold?

### Operation

The Project proposes the construction of a 25-unit permanent supportive housing development consisting of a 3-story, 21,043.5 square foot building. The project includes associated parking, laundry facility, community building, and open space areas with picnic sitting and bar-b-que facilities. Noise generated by the Project would primarily occur from air conditioning units, parking lot activity, outdoor activities, and trash enclosure activity are typically associated with this type of Project.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels were evaluated against exterior noise level thresholds based on the City of Corona exterior noise level standards at the nearest noise-sensitive receiver locations. Table 10-H

shows the operational noise levels associated with Second Street Family Project will satisfy the City of Corona 55 dBA Leq daytime and 50 dBA Leq nighttime exterior noise level standards at all the nearest receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearest noise-sensitive receiver locations.



**TABLE 10-H: OPERATIONAL NOISE LEVEL COMPLIANCE**

Receiver Location <sup>1</sup>	Project Operational Noise Levels (dBA Leq) <sup>2</sup>		Noise Level Standards (dBA Leq) <sup>3</sup>		Noise Level Standards Exceeded? <sup>4</sup>	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	36.6	24.7	55	50	No	No
R2	34.9	22.7	55	50	No	No
R3	39.2	27.2	55	50	No	No
R4	37.1	24.2	55	50	No	No
R5	39.0	25.5	55	50	No	No
R6	36.5	24.9	55	50	No	No

<sup>1</sup> See Exhibit 9-A for the receiver locations.

<sup>2</sup> Proposed Project operational noise levels as shown on Tables 10-3 and 10-4.

<sup>3</sup> Exterior noise level standards for source (commercial) land use, as shown on Table 4-1.

<sup>4</sup> Do the estimated Project operational noise source activities exceed the noise level standards?

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

**Off-site Traffic Noise.** In order to assess the potential traffic impacts related to the proposed Project, anticipated traffic that would result from Project operation was used to determine future noise levels on surrounding land uses as a result of the Project. Based on the Trip Generation Assessment prepared for the Project by Urban Crossroads, the Project is anticipated to generate approximately 120 average daily trips (ADT), resulting in a small increase in regional and local traffic volumes. Therefore, the Project is not expected to generate perceptible noise level increase at nearby sensitive land uses adjacent to the study area roadways. Due to the low traffic volumes generated by the Project, the off -site traffic noise levels generated by the Project are considered less than significant.

**On-site Traffic Noise.** The Noise and Vibration Analysis reviewed on-site exterior noise impacts to determine the noise exposure levels and land use compatibility that would result from adjacent transportation noise sources in the Project study area. The primary source of transportation noise affecting the Project site is anticipated to be from SR-91 and Second Street and Buena Vista Avenue. However, the Project will benefit from the existing topography and barriers separating the noise sensitive land use from traffic noise on SR-91. The existing barrier along SR-91 and distances separating SR-91 from the Project's land use will provide substantial exterior noise mitigation.

Additionally, on-site transportation noise level impacts indicate that the unmitigated exterior noise levels will average approximately 57.5 dBA CNEL, below the maximum 65dBA CNEL depicted in the City's Noise Element, and therefore satisfies the city's exterior noise standards for normally compatible land uses.

#### *Interior Noise Abatement*

The units facing 2nd Street will experience future unmitigated noise levels ranging up to 76.3 dBA CNEL at the building façade. The interior noise level analysis shows that the City of Corona 45 dBA CNEL with windows closed interior noise standards can be satisfied at all floors using standard construction and using upgraded windows with a minimum STC rating of 36 for all units facing 2nd Street. For units facing the interior, typical building construction will suffice since it will provide a Noise Reduction (NR) of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed." (2) (3)

Therefore, to meet the City of Corona 45 dBA CNEL interior noise standards for residential land use, **Mitigation Measure NOI-1** is recommended. With implementation of **Mitigation Measure NOI-1** and regulatory compliance, the Project will comply with applicable noise standards and have less than significant impacts related to interior noise abatement.

#### **Mitigation Measures**

**NOI-1 Interior Noise Reduction Plan.** Prior to issuance of a building permit, the following or equivalent noise abatement measures shall be clearly shown on the building plans:

- **Windows & Glass Doors:** First story facades facing 2nd Street require windows and glass doors with well-fitted, well-weather-stripped assemblies with minimum sound transmission class (STC) ratings of 34.
- **Doors (Non-Glass):** All exterior doors shall be well weather-stripped. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.

- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receives circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

#### b. Exposure to excessive noise levels/vibrations

##### Less than Significant Impact.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. Ground vibration levels associated with various types of construction equipment are summarized on Table 10-I. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential Project construction vibration levels using the following vibration assessment methods defined by the FTA. To describe the human response (annoyance) associated with vibration impacts the FTA provides the following equation:  $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$ .

**TABLE 10-I: VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.

Table 10-J presents the expected typical construction equipment vibration levels at the nearest receiver locations. At distances ranging from 502 feet to 936 feet from typical Project construction activities (at the Project site boundary), construction vibration levels are estimated to range from less than 0.001 to 0.001 in/sec RMS at the nearest receiver locations. The Project construction is not expected to generate vibration levels exceeding the City of Corona maximum acceptable vibration standard of 0.05 in/sec (RMS). Further, impacts at the site of the closest sensitive receiver are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating proximate to the Project site perimeter.

Moreover, construction at the Project site will be restricted to daytime hours consistent with City requirements thereby eliminating potential vibration impact during the sensitive nighttime hours. On this basis the potential for the Project to result in exposure of persons to, or generation of, excessive ground-borne vibration is determined to be less than significant.



**TABLE 10-J: TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS**

Receiver Location <sup>1</sup>	Land Use	Distance to Property Line (In Feet)	Receiver PPV Levels (in/sec) <sup>2</sup>					RMS Velocity Levels <sup>3</sup> (in/sec)	Potential Significant Impact? <sup>4</sup>
			Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	Residential	748'	0.000	0.000	0.000	0.001	0.001	0.000	No
R2	Residential	936'	0.000	0.000	0.000	0.000	0.000	0.000	No
R3	Residential	502'	0.000	0.000	0.001	0.001	0.001	0.001	No
R4	Residential	767'	0.000	0.000	0.000	0.001	0.001	0.000	No
R5	Residential	664'	0.000	0.000	0.001	0.001	0.001	0.000	No
R6	Residential	689'	0.000	0.000	0.001	0.001	0.001	0.000	No

<sup>1</sup> Typical construction noise source and receiver locations are shown on Exhibit 11-A.<sup>2</sup> Based on the Vibration Source Levels of Construction Equipment included on Table 11-4.<sup>3</sup> Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2020.<sup>4</sup> Does the Peak Vibration exceed the City of Corona maximum acceptable vibration standard of 0.05 in/sec?**c. Permanent increase in ambient noise levels**

**Less than Significant Impact.** Please refer to the analysis in Section 10.a. As previously shown in Table 10-H, long-term operation of the proposed Project would result in the generation of noise levels that are below the City's significance criteria at the nearest sensitive receptors. Accordingly, Project impacts due to a permanent increase in ambient noise levels would be less than significant.

**d. Temporary increase in ambient noise levels**

**Less than Significant Impact.** Please refer to the analysis in Section 10.a. As previously shown in Tables 10-F and 10-G, short-term construction activities would result in the generation of noise levels that are below the City's significance criteria at the nearest sensitive receptors. Accordingly, Project impacts due to a temporary increase in ambient noise levels would be less than significant.

**e. Would the Project conflict with airport land use plan noise contours?**

**No Impact.** The closest airport is the Corona Municipal Airport, which is approximately 1.42 miles northwest of the Project site. The Project site is not located within any land use compatibility zone for the nearest airport, nor is it within an airport safety zone or noise contours. Therefore, the Project would not result in excessive noise levels conflicting with airport land use plan contours and no impact would occur.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks & recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities or services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

### a. Fire Protection

**Less than Significant Impact.** Fire prevention services are provided by the Corona Fire Department (CFD). The closest fire station to the Project area is CFD Fire Station No. 3, located at 790 S. Smith Avenue or approximately 1.4 roadway miles southwest of the Project area (Google Earth, 2024). The Project proposes a 25-unit permanent supporting housing development on a 0.72-acre site. Development of the Project would impact fire protection services by placing an additional demand on existing Corona Fire Department resources if its resources are not augmented. Implementation of the Project would be required to adhere to the California Fire Code, as included in the City's Municipal Code Section 15.12.020, as part of the permitting process the Project plans would be reviewed by the Corona Fire Department to ensure that the Project plans meet the fire protection requirements.

As mentioned previously, the California Department of Finance (DOF) data details that the City of Corona had a residential population of 157,005 and 50,604 housing units as of January 2023. In addition, it is estimated that the City has an average of 3.19 persons per household. Therefore, the proposed 25 units of the Project would generate approximately 80 new residents. However, considering the former mobile home park land use on the site, the project is anticipated to generate only half of the previous 50 units which represents a decrease in population of approximately 80 residents from SCAG's anticipated growth. This decrease in population compared to the existing City population would not result in additional demand for fire services from the Corona Fire Department.

Furthermore, the Project Applicant would be required to contribute Development Impact Fees (DIF) pursuant to Chapter 16.23 of the City's Municipal Code. The amount of the required fee will be based on the proposed increase in building area as compared to the existing buildings on site. Payment of the DIF fee would assist the CFD in providing fire protection services within the City and would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction. Accordingly, Project-related impacts to fire protection services are evaluated as less than significant and no mitigation beyond payment of DIF fees would be required.

### b. Police Protection

**Less than Significant Impact.** The City of Corona Police Department (CPD) is located at 730 Public Safety Way, which is approximately one mile from the Project site. The Police Department staff consists of 250 sworn officers and support personnel. Based on the January 2023 California DOF population data for the City of 157,005 persons, the City has approximately 1.59 officers per 1,000 residents.

Development of the proposed 25 additional residential units would result in a reduction in demand for law enforcement services compared with the previous 50 mobile home park units. As described previously, the residential population of the Project site at full occupancy would be 80 new residents from the previous 159 mobile home park residents and based on the Police Department's staffing of 1.59 officers per thousand population, the proposed Project would not require an increase in additional police personnel.

Since the need by the Project would not require the addition of a full-time officer, the Project would not require the construction or expansion of the City's existing policing facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur. As such, impacts related to police services would be less than significant.

### c. Schools

**Less than Significant Impact.** Corona is served by the Corona-Norco Unified School District (CNUSD). The nearest schools to the Project site are Orange Grove High School, which is located adjacent to the south side of the project site, and Jefferson Elementary School, which is located approximately 0.6 miles southeast of the project site. The CNUSD is authorized by State law (Government Code § 65995-6) to levy a new per unit construction fee for new residential development for the purpose of funding the reconstruction or construction of new school facilities. Pursuant to §65995(3) (h) of the California Government Code, the payment of statutory fees is "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in §56021 or §56073, on the provision of adequate school facilities." Therefore, the payment of school impact fees for the proposed residential development would offset the potential impacts of increased student enrollment related to the implementation of the Project. Impacts will be less than significant.

### d. Parks and Recreation Facilities

**Less than Significant Impact.** The nearest public park to the Project site is Sheridan Park, which is located approximately 0.5 miles to the east of the Project site. The proposed Project would add 25 new units and approximately 80 new residents. However, since the Project site previously contained a mobile home park with residential units, the Project is actually reducing the number of residential units by residents by 25 and reducing the residents by 46. Pursuant to the Corona Municipal Code (CMC), Section 17.24.220, Outdoor Living Space, each lot shall contain a minimum of 200 square feet of outdoor living space per dwelling unit. The Project would consist of approximately 7,779.6 square feet of common recreational space, resulting in

an average of 311.2 square feet per unit. Recreational amenities proposed include a community room, bbq and picnic areas, game tables, shade structure and open space landscaping.

Notwithstanding, as required Municipal Code §16.35.030, payment of impact fees or park dedication required, as a condition of approval for a residential subdivision, the subdivider shall be required to dedicate park land or pay an in lieu fee, or both, at the sole and exclusive option of the city, unless the subdivider is exempted from this requirement by the express provisions of the Code. The Project does not propose a park. As such, payment of the in-lieu fee would represent the Project's fair share contribution towards adequate park land to offset the increased use of parks.

As such, the Project would result in a less than significant impact on acceptable ratios of park space and would provide adequate common open space per the proposed development standards included in the CMC. Therefore, the Project would result in a less than significant impact on parks and recreational facilities.

#### e. Other Public Facilities and Services

##### Less than Significant Impact.

The proposed Project would add 25 new units and approximately 80 new residents. However, since the Project site previously contained a mobile home park with residential units, the Project is actually reducing the number of residential units by residents by 25 and reducing the number of residents by 80. The project would therefore not result in an increase in the need for additional services, such as public libraries and post offices and would not require new or physically alter existing facilities to provide other services, the construction of which could cause significant environmental impacts. As such, impacts would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Involve construction/expansion of water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Involve construction/expansion of storm drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Sufficient water supplies/compliance with Urban Water Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Adequate wastewater treatment capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Adequate landfill capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with solid waste regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

##### a. Exceed wastewater treatment requirements

**Less than Significant Impact.** Around the project site, there is an existing 12-inch public sewer line along West 2nd street that flows easterly. Additionally, there is an existing 12-inch and 15-inch public sewer line along Buena Vista Avenue that flow northerly. The Project area drains northerly within Sewershed 16 towards the existing wastewater treatment plan (WTP No.1)

located at 2205 Railroad Street and has a capacity to treat 11.5 mgd (million gallons per day) of sewer.

The Project would connect to the 12-inch sewer line in West 2nd Street. 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. Section 12.e below provides a detailed analysis about the wastewater generated by the Project compared to the treatment capacity of the wastewater treatment plant serving the Project area. Impacts would be less than significant.

#### **b. Involve construction/expansion of water or wastewater treatment facilities**

The proposed Project is within an urbanized, developed area of Corona. The Project will connect to the existing 12-inch water line in West 2nd Street. Water services would be provided by the City's Utilities Department. The new on-site water system would convey water supplies to the proposed units and landscaping through plumbing/landscaping fixtures that are compliant with the CALGreen Plumbing Code and the City's Municipal Code §17.70.070, Landscaping, and Chapter 13.14, Water and Sewer Regulations and would be reviewed for compliance by the City during Project plan check. If, during plan check, it is determined that the project may require upsizing of either water or sewer lines, the Project will be required to perform such upgrades prior to the issuance of any building permit. This requirement is ensured by the Conditions of Approval for PP2023-0011. Therefore, impacts would be less than significant.

The construction activities related to the on-site water infrastructure that would be needed to serve the proposed units are included as part of the proposed Project and would not result in any physical environmental effects beyond those identified throughout this MND. For example, construction emissions for excavation and installation of the water infrastructure are included in Section 5, Air Quality and Section 16, Greenhouse Gas, and noise volumes from these activities are evaluated in Section 10, Noise. In addition, Project implementation would not require off-site improvements. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

#### **c. Involve construction/expansion of storm drains**

**Less than Significant Impact.** A Preliminary Drainage Analysis was prepared by Fuscoe Engineering in April 2024 (Appendix C) to analyze the project's drainage patterns. The proposed development will maintain the historic discharge point. Generally, onsite stormwater runoff will be captured by localized catch basins and drain inlets, and flows will be diverted into high and low flows. The low flows will be routed first to treatment points with a Modular Wetlands System (MWS) to treat the proposed runoff, while 10-Yr (high) flows will be directed to the site's drainage outfall. Once the runoff is treated by the MWS, it will discharge into 2nd Street through a proposed curb outlet, then discharge to the existing 54" storm drain along Buena Vista. The site will be graded as such to have overland runoff for severe storms and the finish floor is set at least a foot over the 100 year-storm.

With implementation of NPDES requirements and the WQMP, pursuant to the City Municipal Code, which would be verified during the plan check and permitting process for the proposed Project, the proposed Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

As discussed previously, the Project would increase runoff volumes above existing conditions. However, the stormwater capture and biofiltration features to be installed as part of the Project are sized to handle the increased on-site volumes to ensure no increase in runoff beyond the site. The construction activities related to installation of the onsite storm water infrastructure that would serve the proposed Project, is included as part of the proposed Project, and would not result in any physical environmental effects beyond those identified throughout this MND. As the proposed Project includes facilities to serve the proposed development, it would not result in the need for construction of other new stormwater facilities or expansions, the construction of which could cause significant environmental effects. Therefore, impacts would be less than significant.

#### **d. Sufficient water supplies/compliance with Urban Water Management Plan**

**Less than Significant Impact.** The City provides water services to the Project site. The City has adopted an Urban Water Management Plan (UWMP) that assesses water supply reliability and demonstrates that the City would have sufficient water supplies during normal years, single dry years, and five consecutive dry years projected through 2045 (Corona, 2021, p. ES-2). The UWMP bases its growth projections in part on the City's General Plan land use plan, and projects that are consistent with the City's General Plan land use plan are inherently consistent with the growth assumptions of the UWMP. The proposed Project is fully consistent with the site's adopted High Density Residential (HDR) land use designation.

The Project would also limit water use by inclusion of low-flow plumbing and irrigation fixtures, pursuant to the California Title 24 requirements and would comply with City permits and fees as necessary. Therefore, the proposed Project would have sufficient water supplies available to serve the Project, and reasonably foreseeable future development during normal, dry, and

multiple dry years, and impacts would be less than significant.

#### **e. Adequate wastewater treatment capacity**

**Less than Significant Impact.** See discussion in Section 12.a.

#### **f. Adequate landfill capacity**

**Less than Significant Impact.** The City of Corona contracts with Waste Management Inc. (WMI) for trash and recycling services. Solid waste generated by the Project would be disposed of at the El Sobrante Landfill in the City of Corona, located approximately 12.7 roadway miles from the site. El Sobrante Landfill has a current remaining capacity of 143,977,170 tons. The El Sobrante Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through January 2051. In December 2022, the average tonnage received was 9,291.25 tons per day (Calrecycle 2023).

#### *Construction*

The proposed Project does not involve demolition of existing structures; however, Project construction would generate solid waste for landfill disposal from construction packaging and discarded materials. Utilizing a construction waste factor of 3.89 pounds per square foot (EPA 1998), construction of the Project would generate approximately 40.9 tons of waste during construction from packaging and discarded materials. However, Section 5.408.1 of the 2022 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Therefore, construction activities, which would generate the most solid waste would generate approximately 14.3 tons of solid waste. As described in the Air Quality Analysis, included in Appendix C to this IS/MND, construction is expected to take 333 working days. As such this would equate to approximately 0.04 tons of solid waste per day, and impacts would be less than significant.

As described above, El Sobrante Landfill has additional capacity of approximately 6,762.75 tons per day. Therefore, the facility would be able to accommodate the addition of 0.04 tons of waste per day during construction of the proposed Project. Therefore, the El Sobrante Landfill would be able to accommodate solid waste from construction of the proposed Project.

#### *Operation*

The CalEEMod solid waste generation rate for multiple family housing is 0.707 tons per unit per year. The Project proposes construction of one building consisting of 115 residential units. Thus, operation of the Project would generate approximately 81.3 tons of solid waste per year; or 11.61 tons per week. However, at least 50 percent of the solid waste is required by AB 341 to be recycled, which would reduce the volume of landfilled solid waste to approximately 5.80 tons per week or 11,610 pounds per week. As the El Sobrante Landfill has additional capacity of approximately 6,762.75 tons per day, the solid waste generated by the Project would be within the capacity of the landfill. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Impacts related to landfill capacity would be less than significant.

The CalEEMod solid waste generation rate for multiple family housing is 0.707 tons per unit per year. The Project proposes construction of one building consisting of 25 residential units. Thus, operation of the Project would generate approximately 17.6 tons of solid waste per year; or 0.33 tons per week. However, at least 50 percent of the solid waste is required by AB 341 to be recycled, which would reduce the volume of landfilled solid waste to approximately 0.17 tons per week or 340 pounds per week. As the El Sobrante Landfill has additional capacity of approximately 6,762.75 tons per day, the solid waste generated by the Project would be within the capacity of the landfill. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Therefore, the project's operational impacts to landfill capacity would be less than significant.

#### **g. Comply with solid waste regulations**

**Less Than Significant Impact.** The proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in Section 5.408.1 of the 2022 California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste.

In addition, the proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, the proposed Project is anticipated to result in less than significant impacts related to potential conflicts with federal, State, and local management and reduction statutes and regulations pertaining to solid waste.

**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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Degrade visual character of site & surroundings                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Light or glare   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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:****a. Scenic vista or highway**

**Less than Significant Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view of visual setting.

According to the City's General Plan, Figure CD-1, the SR-91 freeway is a state eligible scenic corridor because it runs through the Santa Ana Canyon, and its viewshed near the western portion of the City of Corona is bounded by the Chino Hills on the foothills of the Santa Ana Mountains to the south. 2<sup>nd</sup> Street is not identified as an eligible scenic corridor nor is it identified as a city-designated scenic corridor. The Project would be developed with a 3-story, 21,043.5 SF multiple family residential project consisting of 25 permanent supportive housing units, with a maximum building height of approximately 34'-6". The Project site is within a developed area with commercial structures located to the west, Orange Grove High School to the south, multiple family residential to the east and vacant land to the north with the SR-91 freeway beyond. The Project would be slightly higher in height than the existing commercial structures located to the west of the site, however mountain views from the public right of way are distant and the SR-91 freeway and sound wall located across 2<sup>nd</sup> Street to the north currently block mountain views from the residential neighborhood to the north of the SR-91 freeway. Therefore, the Project would not encroach into views along the roadway corridor any more than existing structures, SR-91 freeway and freeway walls adjacent and near to the site currently do. Thus, development of the Project site would not obstruct, interrupt, or diminish a scenic vista and impacts would be less than significant.

**b. Degrade visual character of site and surroundings**

**Less than Significant Impact.** The Project site is located within an urbanized area of the City along 2<sup>nd</sup> Street with commercial development to the west, a public high school to the south, multiple family residential developments to the east, Corona City Hall to the southeast, and vacant land and the SR-91 freeway to the north.

The General Plan land use designation is High Density Residential (HDR), which would provide for multiple family residential developments. As such the Project is consistent with the existing surrounding developments and would be developed per the Corona Municipal Code's development standards for the R-3 zone and the City's Residential Design Guidelines. Therefore, development of the proposed Project would not degrade the visual character of the site or surroundings and impacts would be less than significant.

**c. Light or glare**

**Less than Significant Impact.** The Project site is located within an urbanized area with ambient lighting from existing lighting sources, including street lighting from the surrounding streets, security and parking lot lighting from the surrounding commercial and residential developments, and vehicular lighting from the surrounding roadways.

*Construction*

Although construction activities would occur primarily during daylight hours, construction activities could extend into the evening hours. However, construction lighting would be temporary and would only occur during the allowed hours of 7:00 a.m. and 8:00 p.m. on weekdays (Monday through Saturday) and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and federal holidays per Section 17.84.040 of the City's Municipal Code. Therefore, construction of the Project would not create a new source of substantial light that would adversely affect day or nighttime views in the area, and light impacts associated with construction would be less than significant.

#### Operation

The Project would implement new permanent lighting fixtures on the site. Proposed fixtures include streetlights, building entry light fixtures, and light posts in common areas. The Project would include nighttime ambient lighting for security purposes around the residential buildings, onsite drives, and in the open space/recreation/amenity areas. Thus, the Project would contribute additional sources to the overall ambient nighttime lighting conditions. However, the site is located within a developed area that includes various sources of nighttime lighting, including street lighting along 2<sup>nd</sup> Street and nearby Buena Vista Avenue. All outdoor lighting would be hooded or appropriately angled away from adjacent land uses and would comply with Municipal Code Section 17.84.070 which requires that all exterior lighting be designed to direct light downward with minimal spillover onto adjacent residences, sensitive land uses and open space. Because the Project area is within an already developed area with various sources of existing nighttime lighting, and because the Project would be required to comply with the City's lighting regulations that would be verified by the City during the plan check and permitting process, any increase in lighting that would be generated by the Project would not adversely affect day or nighttime views in the area. Overall, lighting impacts associated with the operation of the Project would be less than significant.

#### d. Scenic resources (forest land, historic buildings within state scenic highway)

**No Impact.** The Project site is vacant with no buildings on-site. The site is not near scenic resources such as forest land, nor is it visible from or located on any state scenic highways. While the project is located to the south of the SR-91 freeway, at a distance greater than 100 feet between Lincoln Avenue and Main Street, it is not located near the I-15/SR-91 freeway interchange which is considered by the City's General Plan as an Officially Designated State Scenic Highway. As such, implementation of the Project would not impact scenic resources within a state scenic highway such as forest land and historic buildings.

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

#### Discussion:

The following section is based on the Cultural Resources Inventory completed by Dudek, dated April 2024 (Appendix M) and the Paleontological Resources Inventory completed by Dudek, dated April 2024 (Appendix N).

#### a. Historical resource

**Potentially Significant Unless Mitigation Incorporated.** The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area,



California, or the nation.

A Cultural Resources Inventory was conducted by Dudek for the proposed Project and is included as Appendix M. As part of the Cultural Resources Inventory, a records search for the Project site and surrounding area was conducted through the Eastern Information Center (EIC) at the University of California Riverside. The records search indicated that 40 previous studies have been conducted within a 1-mile of the Project site. Of the 40 previous studies, three studies intersect the Project site, of which none of the three identified cultural resources within the Project site. While EIC records search did identify 284 cultural resources within 1-mile of the Project site, none of these cultural resources intersected the Project site.

The records research also included a response from the Native American Heritage Commission on January 19, 2024, stating that results were negative for Native American resources on the subject Project site.

In addition to the record search, the Cultural Resources Assessment also included a field survey which was conducted on January 8, 2024. The field survey noted the Project site had remnants of an asphalt surface, likely from the previous mobile home park, grass, gravels and a few trees present with some scattered debris. The field survey also did not identify any cultural resources.

Although no known significant cultural resources could be impacted by the Project, the current status of the property may have affected the potential to discover any surface artifacts. Given that the previous development within the Project site might have masked archaeological deposits, there is a potential that buried historical resource deposits may be present within the Project boundaries. Therefore, it is recommended that the Project be allowed to proceed with the implementation of a cultural resources monitoring program conducted by an archaeologist and Native American representative(s) during grading of the property (Dudek 2024). With implementation of **Mitigation Measures MM CUL-1 and MM-CUL 2**, generally requiring a cultural resource monitoring program during grading activities, impacts to historical resources would be reduced to less-than-significant levels.

#### **b. Archaeological resource**

**Potentially Significant Unless Mitigation Incorporated.** The Project site is vacant, containing vegetation primarily comprised of weeds and a few trees. Further, the Project area has been disturbed by previous grading associated with the development of a mobile home park (Dudek 2024). According to the record search completed for the Project, results indicated there is no presence of archaeological resources within the Project site. Historic aerial photographs of the project site and surrounding areas were available from 1948 to 2020. The historical aerials from 1948 show that a structure was located within the project site which was surrounded by agricultural fields. It is unclear whether this structure was a house or an agricultural structure such as a barn. From 1959 to 1967, the structure remains but the area immediately surrounding the structure appears to be covered in rock or rubble. The agricultural field east of the structure was leveled and used for car storage. The 1980 aerial photograph shows that the structure was removed, and the project site and western agricultural field was developed into a mobile home park. The mobile home park remained until 2014, when the park was cleared leaving the empty lot that remains today. The review of historic aerials shows a history of repeated ground disturbance throughout the project site. The entire project site was graded for the development of the mobile home park. Due to this extensive ground disturbance, the Cultural Resources Inventory indicates that it is unlikely that any intact archaeological deposits may remain with the project site.

As such, the potential to encounter archaeological resources was determined to be low. However, after receiving a comment letter from the Rincon Band of Luiseño Indians and consulting with the Soboba Band of Luiseño Indians, during the AB 52 Tribal Consultation period, **Mitigation Measures CUL-1 and CUL-2** have been incorporated into this MND which require initial ground-disturbing archaeological monitoring, and cultural sensitivity training for construction personnel in the case that inadvertent discoveries of cultural resources be unearthed during project construction. **Mitigation Measures CUL-1 and CUL-2** would thus reduce potential impacts to undiscovered archaeological resources to a less than significant level.

#### **c. Paleontological resource or unique geologic feature**

**Potentially Significant Unless Mitigation Incorporated.** Based on the results of the Project's Paleontological Resources Inventory (PRI), the Project site contains young alluvial fan deposits, which are assigned an age of Holocene and late Pleistocene. These deposits are characterized by grayish-colored, sands, gravels, and cobbles. Older, late to middle Pleistocene (approximately 11,700 – 774,000 years ago), gravelly alluvial fan deposits are situated just to the south, and gravelly, middle Pleistocene (approximately 129,000 – 774,000 years ago) alluvial fan deposits are mapped just to the west of the project site (PRI, Dudek 2024). Given the close proximity of these Pleistocene deposits, they likely underlie the project site at depth. However, the depth of the age transition from Holocene to late Pleistocene within these deposits is unknown. City of Corona guidelines assign a "low-to-high" paleontological sensitivity to these deposits, reflecting their variation in geologic age, with the upper, Holocene portion having a low sensitivity, and the deeper, Pleistocene portion of the formation having a high sensitivity. Projects impacting formations with a high sensitivity, or "low-to-high" sensitivity are subject to mitigation monitoring requirements by the City of Corona. However, City of Corona guidelines do not provide information regarding depth(s) differentiating the ages within geologic formations assigned to the "low-to-high" sensitivity rating.

As the Project site is underlain by two to five feet of artificial fill and planned excavations for the project are anticipated to extend approximately five feet below the ground surface (bgs) (PRI, Dudek 2024), with 700 cubic yards of cut, there is a low potential to encounter intact subsurface paleontological resources during ground disturbing activities. Nevertheless, mitigation is recommended to prevent potential damage to paleontological resources during construction. Implementation of **Mitigation Measure MM CUL-3**, which requires implementation of a Paleontological Resources Monitoring and Mitigation Plan (PRMMP), would ensure that site grading activities are monitored, and that any paleontological resources that are uncovered during site grading operations would be appropriately treated. Implementation of the PRMMP, as required by **Mitigation Measure MM CUL-3**, would reduce Project impacts to paleontological resources to less-than-significant levels.

#### **d. Disturb human remains**

**Potentially Significant Unless Mitigation Incorporated.** The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity, and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. Thus, **Mitigation Measure CUL-4 (MM CUL-4)** has been included which states that if human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, § 7050.5, "Disturbance of Human Remains." According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. It should be noted that **Mitigation Measures CUL-1 and CUL 2** recommended in Sections 14a and 14.b above also address potential impacts relative to disturbing human remains during Project grading.

Additionally, pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

Therefore, **MM CUL-4**, requiring compliance with California Health and Safety Code § 7050.5 and California Public Resources Code § 5097.98, has been included to reduce the Project's potential impacts to disturbance of human remains to a less than significant level.

#### **Mitigation Measures**

**MM CUL-1 Archaeological Monitoring.** Prior to the issuance of a grading permit, the Project Applicant shall retain and enter a monitoring and mitigation service contract with a qualified Archaeologist ("Archaeological Monitor") for mitigation monitoring services and implement a Cultural Resource Monitoring Program (CRMP). At least 30 days prior to issuance of grading permits, a copy of the executed agreement between the Project Applicant and Archaeologist shall be submitted to the Planning and Development Department:

- A CRMP shall be prepared to guide the procedures and protocols of an archaeological mitigation monitoring program that shall be implemented during initial onsite and offsite ground disturbing activities. The CRMP shall include, but not be limited to, the Project grading and development schedule; approved Project cultural resources mitigation measures and conditions of approval; monitoring procedures; protocols for the identification, assessment, collection, and analysis of any resource(s) observed during grading; curation guidelines; and coordination with project personnel, City staff, and any participating Native American tribe(s). The Rincon and Soboba Band of Luiseño Indians shall be notified of any discoveries. The final CRMP shall be submitted to the City Project planner and/or inspector, the appropriate Project supervisor/engineer/etc., and monitoring Native American tribe(s), if any.
- The Archaeological Monitor shall be invited to a preconstruction meeting with construction personnel and City and tribal representatives. The attending archaeologist shall review the provisions of the CRMP and answer any applicable questions.
- Full-time monitoring shall occur throughout the entire Project area, including all off-site improvement areas, during initial ground-disturbing activities. Full-time monitoring shall continue until the Archaeological Monitor determines that the overall sensitivity of the Project area is low as a result of mitigation monitoring and shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or complete suspension of the monitoring

program. Should the monitor(s) determine that there are no cultural resources within the Project site or off-site improvement areas, or should the sensitivity be reduced to low during monitoring, all monitoring shall cease.

**MM CUL-2 Inadvertent Discovery and Native American Notification.** In the event that a significant cultural resource is discovered during ground disturbance activities, the project archaeologist shall notify the City and the Rincon and/or Soboba Band of Luiseño Indians for purposes of inviting the Tribes to participate in the CRMP implementation and to observe any continuing ground-disturbing construction activities. Further, all ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and the applicant and a meeting shall be convened between the developer, the consulting archaeologist, the lead agency and a Rincon tribal representative to discuss the significance of the find. Further ground disturbance shall not resume in the area of the discovery until the appropriate treatment has been accomplished.

**MM CUL-3 Paleontological Monitor.** Prior to the issuance of grading permits, the Project Applicant shall submit to and receive approval from the City of a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall include the provision of a trained paleontological monitor during onsite soil disturbance activities. The monitoring for paleontological resources shall be conducted on a full-time basis during the rough grading phases of the Project site within native soils that have the potential to harbor paleontological resources. The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. If paleontological resources are unearthed or discovered during grading activities, the following recovery processes shall apply:

- Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.
- All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.
- A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.
- All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Science Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage.

**MM CUL-4 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 activities, 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 Planning and Development Department, Planning Division, 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 Native American Heritage Commission (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s) (MLD). 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 Native American Heritage Commission (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

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"/>
<p><b>Discussion:</b></p> <p><b>a. Williamson Act contract</b></p> <p><b>No Impact.</b> The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments.</p> <p>According to the General Plan EIR, Corona does not include any land that is currently under an active Williamson Act contract. Therefore, development of the Project would not result in impacts related to a Williamson Act contract would not occur. Therefore, the Project would result in no impact.</p> <p><b>b. Conversion of farmland to non-agricultural use</b></p> <p><b>No Impact.</b> The California Department of Conservation Important Farmland mapping identifies the Project site and surrounding areas as Urban and Built-Up land (CDC 2023). No areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is located on or adjacent to the Project site. Therefore, impacts related to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would not occur.</p>					
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with a plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Discussion:</b></p> <p>The following section is based on the Air Quality, Greenhouse Gas and Energy Assessment prepared by Urban Crossroads, dated September 2023 (Appendix E). Greenhouse Gas impacts including construction and operational GHGs are discussed in detail under subsection Greenhouse Gas Emission Impacts of the technical memorandum.</p> <p><b>a. Generate greenhouse gases</b></p> <p><b>Less than Significant Impact.</b> 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<sub>2</sub>e (metric tons of CO<sub>2</sub>e 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.</p>					

The estimated GHG emissions that the Project would generate are a total of approximately 342.69 MTCO<sub>2</sub>e/yr. The estimated GHG emission includes emissions from Carbon Dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), Nitrous Oxide (N<sub>2</sub>O), and Refrigerants (R). As the proposed Project would not exceed the SCAQMD's numeric threshold of 3,000 MTCO<sub>2</sub>e/yr., the Project would result in a less than significant impact with respect to GHG emissions.

## b. Conflict with a plan, policy or regulation

### Less than Significant Impact.

In November 2022, CARB released the Final 2022 Scoping Plan Update, which identifies the State's progress towards the statutory 2030 target, while providing a path towards carbon neutrality and reduce greenhouse gases emissions by 85% below 1990 levels by 2045. Recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030. The Project would not conflict with any of the 2022 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the Project.

Additionally, the Project will result in approximately 342.69 MTCO<sub>2</sub>/yr and would not exceed the screening threshold of 3,000 MTCO<sub>2</sub>e/yr. Thus, Project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would therefore comply with the City's GHG policies under the CAP without mitigation.

Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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

### Discussion:

#### 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

**No Impact.** The Project site was previously developed and is located within an urbanized developed area. No resources that are 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), are present on the site. Therefore, no impacts are anticipated as it related to this area of concern.

#### 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

**Potentially Significant Unless Mitigation Incorporated.** 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 January 4, 2024. The Planning and Development Department received written response from the Rincon Band of Luiseño Indians on January 15, 2024, and from the Soboba Band of Luiseño Indians on February 1, 2024. Soboba requested consultation and both Soboba and Rincon requested to be provided with copies of existing documents pertaining to the project including but not limited to the archaeological site records. On February 27, 2024, Soboba and the City had consultation and Soboba requested that the Project include standard mitigation measures related to inadvertent discoveries. The Soboba Band then closed consultation before the end of the meeting. After review of the City provided documents and internal review of their documents, the Rincon Band had no information to share about specific Tribal Cultural Resources within the project area; however, they stated that there is always potential for subsurface

materials to be disturbed during ground-disturbing activities and requested that protocols be established to guide processes for inadvertent discoveries.

Compliance with the mitigation measures in the Cultural Resources section (**MM CUL-1, MM CUL-2 and MM CUL-4**) would reduce impacts to Tribal Cultural Resources to less than significant should any resources be discovered during the Project's ground-disturbing construction activities.

#### 18. MANDATORY FINDING OF SIGNIFICANCE:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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a. Fish/ wildlife population or habitat or important historical sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cumulatively considerable impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial adverse effects on humans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Short-term vs. long-term goals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

##### a. Fish/wildlife population or habitat or important historical sites

**Potentially Significant Unless Mitigation Incorporated.** As indicated throughout the analysis in this IS/MND (refer specifically to the analysis of Issues 7, 10, 14, and 17), assuming incorporation of the mitigation measures identified herein, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, with mitigation, impacts would be less than significant.

##### b. Cumulatively considerable impacts

**Potentially Significant Unless Mitigation Incorporated.** Cumulative effects that would result from implementation of the Project have been evaluated throughout this IS/MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval. For example, for the issue of Air Quality (IS/MND Section 5), the SCAQMD's CEQA Air Quality Significance Thresholds indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively-considerable air quality impact. Thus, the analysis of the Project's air quality impacts inherently addresses potential cumulatively-considerable air quality impacts, and shows that Project-related cumulatively considerable impacts to air quality would be less than significant. As indicated in the analysis of Greenhouse Gas Emissions (IS/MND Section 16), projects that are consistent with the City's CAP are considered to have a less-than-significant individual and cumulative impact on GHG emissions. Because the Project would generate fewer than 3,000 MTCO<sub>2</sub>e/yr of GHG emissions, the Project's impacts due to GHGs would be less-than-cumulatively considerable. Furthermore, the analysis of Project impacts due to noise (IS/MND Section 10) demonstrates that the Project's construction, operational, and transportation-related noise impacts would be less than significant with the incorporation of mitigation measures. Accordingly, with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval, the Project would not have impacts which are individually limited, but cumulatively considerable.

##### c. Substantial adverse effects on humans

**Less Than Significant Impact.** The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this IS/MND (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures have been identified to reduce these adverse effects to the maximum feasible extent. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already

evaluated and disclosed throughout this IS/MND. Accordingly, impacts would be less than significant.

#### d. Short term vs. long term goals

**Less Than Significant Impact.** The Project would develop a 25-unit permanent supportive housing development Project that is consistent with the General Plan land use designation of High Density Residential (HDR) as described in Section 1, Land Use and Planning. Further, the proposed development would be consistent with the policies and intent of the General Plan, including the housing element relative to affordable housing. As such, the Project would not conflict with the General Plan's short- or long-term goals.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion

##### a. Substantially impair an adopted emergency response plan or emergency evacuation plan

**No Impact.** According to the CAL FIRE Hazard Severity Zone map, the Project site is not within an area identified as a Very Fire Hazard Severity Zone (VFHSZ) or a State Responsibility Area (SRA) (CALFIRE 2023). The proposed Project would be located within a Local Responsibility Area (LRA). Additionally, the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Further, the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events.

The proposed Project would provide adequate emergency access to the site via a 56-foot-wide driveway (28-foot ingress and 28-foot egress) along 2<sup>nd</sup> Street that would ensure access for emergency vehicles within the interior of the site. Additionally, access to and from the Project site for emergency vehicles would be reviewed and approved by the Corona Fire Department and the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable codes and ordinances for emergency vehicle access. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan and impacts would not occur.

##### b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire

**No Impact.** As described in the previous response, the Project site is not located within a Very High Fire Hazard Severity Zone. The Project site is in an urbanized area and surrounding land uses are fully developed, lacking vegetation necessary for the uncontrolled spread of a wildfire. Further, the areas within the Project's vicinity do not contain hillsides or other factors that could exacerbate wildfire risks. Therefore, no impact would occur.

##### c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water



**sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment**

**No Impact.** As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone, and the Project does not include infrastructure that could exacerbate fire risks. Although the Project includes new driveways within the Project site and other utility offsite improvements, the Project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment. Project design and implementation of utility improvements would also be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Therefore, the proposed Project would not include infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk or that would result in impacts to the environment. Therefore, no impacts would occur.

**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**

**No Impact.** According to Figure 5-14 of the Technical Background Report prepared for the City's General Plan, the Project site and surrounding areas are fully developed and are not subject to wildland fire hazards (Corona, 2020a, Technical Background Report, Figure 5-14). Due to the developed nature of the Project vicinity, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes. No impact would occur.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

In order to evaluate the Project's potential impacts due to energy demand, a site-specific technical report was prepared titled "Air Quality, Greenhouse Gas and Energy Assessment" (herein, "EA"), prepared by Urban Crossroads, dated September 2023 (Appendix E). Please refer to the EA for a discussion of existing conditions, a discussion of applicable regulatory requirements, and a description of the methodology used to estimate the Project's energy demand.

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation****Less than Significant Impact.**

A significant impact would occur if the proposed Project would result in the inefficient, wasteful, or unnecessary use of energy.

**Construction**

Based on CalEEMod estimations within the modeling output files used to estimate GHG emissions associated with future development projects under the General Plan, construction-related vehicle trips would result in approximately 243,683 VMT and consume an estimated 11,111 gallons of gasoline and diesel combined during future development projects construction phases. Additionally, on-site construction equipment would consume an estimated 38,466 gallons of diesel fuel. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings. California Code of Regulations, Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel-powered equipment and are enforced by the ARB. Additionally, given the cost of fuel, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-

consuming resources in an efficient manner, the construction phase of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction-related impacts related to electricity and fuel consumption would be less than significant.

### *Operation*

#### Electricity and Natural Gas

Operation of the proposed project would consume energy as part of building operations and transportation activities. Building operations would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics. Based on CalEEMod energy use estimations, operations for the Project would result in approximately 175,978 kWh of electricity and 424,256 kBtu/year of natural gas annually.

Future development projects would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

#### Fuel

Operational energy would also be consumed during vehicle trips associated with future development projects envisioned under the proposed project. Fuel consumption would be primarily related to vehicle use by residents, visitors, and employees associated with future development projects. Based on CalEEMod energy use estimations, project-related vehicle trips would result in approximately 723,498 VMT and consume an estimated 29,224 gallons of gasoline and diesel combined, annually (see Attachment C of the Air Quality, Greenhouse Gas and Energy Assessment).

The existing transportation facilities and infrastructure would provide future visitors and employees associated with the Project access to a mix of land uses in close proximity to the Project, thus further reducing fuel consumption demand. As such, operational-related transportation fuel consumption would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the operational impact related to vehicle fuel consumption would be less than significant.

### **b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency**

#### **No Impact.**

A significant impact would occur if the proposed Project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

### *Construction*

As discussed previously, the proposed project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. California Code of Regulations Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel-powered equipment and are enforced by the ARB. The proposed project would comply with these regulations. There are no policies at the local level applicable to energy conservation specific to the construction phase. Thus, it is anticipated that construction of the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, construction-related energy efficiency and renewable energy standards consistency impacts would be less than significant.

### *Operation*

California's Renewable Portfolio Standard (RPS) establishes a goal of renewable energy for local providers to be 44 percent by 2040. Similarly, the State is promoting renewable energy targets to meet the 2022 Scoping Plan greenhouse gas emissions reductions. As discussed in Section 5.1, above, the Project would result in approximately 175,978 kWh of electricity and 424,256 kBtu/year of natural gas annually.

Future development projects would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards,

would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Compliance with the aforementioned mandatory measures would ensure that future development projects would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, operational energy efficiency and renewable energy standards consistency impacts would be less than significant.

## 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. Available online:  
<https://www.coronaca.gov/home/showpublisheddocument/25479/638494039032370000>
2. City of Corona Technical Background Update EIR, 2019. Available online:  
<https://www.coronaca.gov/home/showpublisheddocument/17290/637122799157100000>
3. City of Corona Municipal Code. Available online:  
[https://codelibrary.amlegal.com/codes/corona/latest/corona\\_ca/0-0-0-33686](https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/0-0-0-33686)
4. Preliminary Geotechnical and Infiltration Feasibility Investigation Report prepared by LOR Geotechnical dated October 9, 2023 and revised April 16, 2024 (Appendix A).
5. Project Specific Water Quality Management Plan (WQMP), prepared by Fuscoe Engineering, Inc. dated December 2023 and revised April 2024 (Appendix B).
6. Preliminary Drainage Analysis, prepared by Fuscoe Engineering, Inc. dated April 2024 (Appendix C).
7. Sewer and Water Study Report, prepared by Fuscoe Engineering, Inc. dated May 2024 (Appendix D).
8. Air Quality, Greenhouse Gas and Energy Assessment prepared by Urban Crossroads dated September 29, 2023 (Appendix E).
9. Air Toxic and Criteria Pollutant Health Risk Assessment prepared by Urban Crossroads dated January 19, 2024 (Appendix F).
10. Trip Generation Assessment prepared by Urban Crossroads dated January 19, 2024 (Appendix G).
11. Biological Resources Technical Memorandum (BRTM) prepared by Dudek dated April 25, 2024 (Appendix H).
12. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis Memorandum prepared by Dudek dated April 18, 2024 (Appendix I).
13. Phase I Environmental Site Assessment (ESA) prepared by TA-Group DD, LLC dated September 25, 2023 (Appendix J).
14. Soil Gas Sampling Report prepared by TA-Group DD, LLC dated October 11, 2023 (Appendix K).
15. Noise and Vibration Analysis prepared by Urban Crossroads dated May 21, 2024 (Appendix L).
16. Cultural Resources Inventory completed by Dudek dated April 25, 2024 (Appendix M).
17. Paleontological Resources Inventory completed by Dudek dated April 23, 2024 (Appendix N).



## MITIGATION MONITORING AND REPORTING PROGRAM CITY OF CORONA

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
<b>Noise</b>						
<b>MM NOI-1</b>	<p>Interior Noise Reduction Plan. Prior to issuance of a building permit, the following or equivalent noise abatement measures shall be clearly shown on the building plans:</p> <ul style="list-style-type: none"> <li>• <u>Windows &amp; Glass Doors</u>: First story facades facing 2nd Street require windows and glass doors with well-fitted, well-weather-stripped assemblies with minimum sound transmission class (STC) ratings of 34.</li> <li>• <u>Doors (Non-Glass)</u>: All exterior doors shall be well weather-stripped. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.</li> <li>• <u>Walls</u>: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.</li> <li>• <u>Roof</u>: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>• <u>Ventilation</u>: Arrangements for any habitable</li> </ul>	Condition of Approval	Submittal of documentation	Prior to issuance of building permit	Project Applicant, Planning and Development Department – Building & Planning Divisions	

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	room shall be such that any exterior door or window can be kept closed when the room is in use and still receives circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.					
<b>Biological Resources</b>						
<b>MM BIO-1</b>	<p><b>Migratory Bird Treaty Act.</b> In the event that vegetation and tree removal should occur between January 15 and September 15, the Project Applicant shall retain a qualified biologist to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the Project site or within 500 feet of the Project site during the clearance survey with a brief letter report, submitted to the City of Corona Planning and Development Department prior to the issuance of a grading permit, indicating that no impacts to active bird nests would occur before grading can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 200-foot buffer around the active nest. For listed raptor species, this buffer shall be 500-feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. The buffer will remain in place as long as the nest is considered active, as determined by a qualified on-site biologist. Prior to the commencement of grading activities and the issuance of any grading permits, results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Corona Planning and Development Department.</p>	Condition of Approval	Submittal of documentation	Prior to issuance of grading permit	Project Applicant, Project Biologist/Planning and Development Department – Planning Division	

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
<b>Cultural Resources and Tribal Cultural Resources</b>						
<b>MM CUL-1</b>	<p><b>Archaeological Monitoring.</b> Prior to the issuance of a grading permit, the Project Applicant shall retain and enter a monitoring and mitigation service contract with a qualified Archaeologist (“Archaeological Monitor”) for mitigation monitoring services and implement a Cultural Resource Monitoring Program (CRMP). At least 30 days prior to issuance of grading permits, a copy of the executed agreement between the Project Applicant and Archaeologist shall be submitted to the Planning and Development Department:</p> <ul style="list-style-type: none"> <li>A CRMP shall be prepared to guide the procedures and protocols of an archaeological mitigation monitoring program that shall be implemented during initial onsite and offsite ground disturbing activities. The CRMP shall include, but not be limited to, the Project grading and development schedule; approved Project cultural resources mitigation measures and conditions of approval; monitoring procedures; protocols for the identification, assessment, collection, and analysis of any resource(s) observed during grading; curation guidelines; and coordination with project personnel, City staff, and any participating Native American tribe(s). The Rincon and Soboba Band of Luiseño Indians shall be notified of any discoveries. The final CRMP shall be submitted to the City Project planner and/or inspector, the appropriate Project supervisor/engineer/etc., and monitoring Native American tribe(s), if any.</li> <li>The Archaeological Monitor shall be invited to a preconstruction meeting with construction personnel and City and tribal representatives. The attending archaeologist shall review the provisions of the CRMP and answer any applicable questions.</li> <li>Full-time monitoring shall occur throughout the entire Project area, including all</li> </ul>	Condition of Approval	Submittal of documentation showing that an archaeologist has been retained for the Project.	Prior to issuance of grading permits and during grading activities	Project Applicant, Project Archaeologist/Planning and Development Department – Planning Division	

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	off-site improvement areas, during initial ground-disturbing activities. Full-time monitoring shall continue until the Archaeological Monitor determines that the overall sensitivity of the Project area is low as a result of mitigation monitoring and shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or complete suspension of the monitoring program. Should the monitor(s) determine that there are no cultural resources within the Project site or off-site improvement areas, or should the sensitivity be reduced to low during monitoring, all monitoring shall cease.					
<b>MM CUL-2</b>	<b>Inadvertent Discovery and Native American Notification.</b> In the event that a significant cultural resource is discovered during ground disturbance activities, the qualified archaeologist shall notify the City and the Rincon and/or Soboba Band of Luiseño Indians for purposes of inviting the Tribes to participate in the CRMP implementation and to observe any continuing ground-disturbing construction activities. Further, all ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and the applicant and a meeting shall be convened between the developer, the consulting archaeologist, the lead agency and a Rincon tribal representative to discuss the significance of the find. Further ground disturbance shall not resume in the area of the discovery until the appropriate treatment has been accomplished.	Condition of Approval	Submittal of documentation showing that a Native American Monitor has been retained for the Project.	Prior to issuance of grading permits and during grading activities	Project Applicant, Project Archaeologist, Planning and Development Department – Planning Division, Native American Monitor	
<b>MM CUL-3</b>	<b>Paleontological Monitor.</b> Prior to the issuance of grading permits, the Project Applicant shall submit to and receive approval from the City of a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall include the provision of a trained paleontological monitor during onsite soil disturbance activities. The PRMMP shall include the provision of a trained paleontological monitor during onsite soil disturbance activities. The monitoring for paleontological resources shall be conducted on a	Condition of Approval	Submittal of a Paleontological Resources Monitoring and Mitigation Plan	Prior to issuance of grading permits and during grading activities	Project Applicant, Planning and Development Department – Planning Division, Paleontological Monitor	



No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>full-time basis during the rough grading phases of the Project site within native soils that have the potential to harbor paleontological resources. The paleontological monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover micro-vertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. If paleontological resources are unearthed or discovered during grading activities, the following recovery processes shall apply:</p> <ul style="list-style-type: none"> <li>• Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.</li> <li>• All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.</li> <li>• A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.</li> <li>• All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Science Center for Archaeology &amp; Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage.</li> </ul>					
<b>MM CUL-4</b>	<b>Discovery of Human Remains:</b> In the event that	Condition of	Submittal of	If human remains	Construction	

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
	<p>human remains (or remains that may be human) are discovered at the project site during grading or earthmoving activities, 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 Planning and Development Department, Planning Division, 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) (MLD). 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.</p> <p>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).</p>	Approval	documentation	are discovered during ground-disturbing construction activities	Contractor(s), County Coroner, NAHC	

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	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)).					