



# City of Corona 2021 Housing Element Update

## General Plan EIR Addendum Evaluation

*prepared by*

**City of Corona**

Planning Division

400 South Vicentia Avenue, Suite 320

Corona, California 92882

Contact: Joanna Coletta, Community Development Director

*prepared with the assistance of*

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**September 2021**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

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# EXHIBIT 4



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# 1 Introduction and Project Summary

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## 1.1 Project Title

City of Corona Housing Element Update 2021-2029

## 1.2 Lead Agency Name and Address

City of Corona  
Planning Division  
400 South Vicentia Avenue, Suite 320  
Corona, California 92882

## 1.3 Contact Person and Phone Number

Joanna Coletta, Community Development Director  
(951) 736-2434

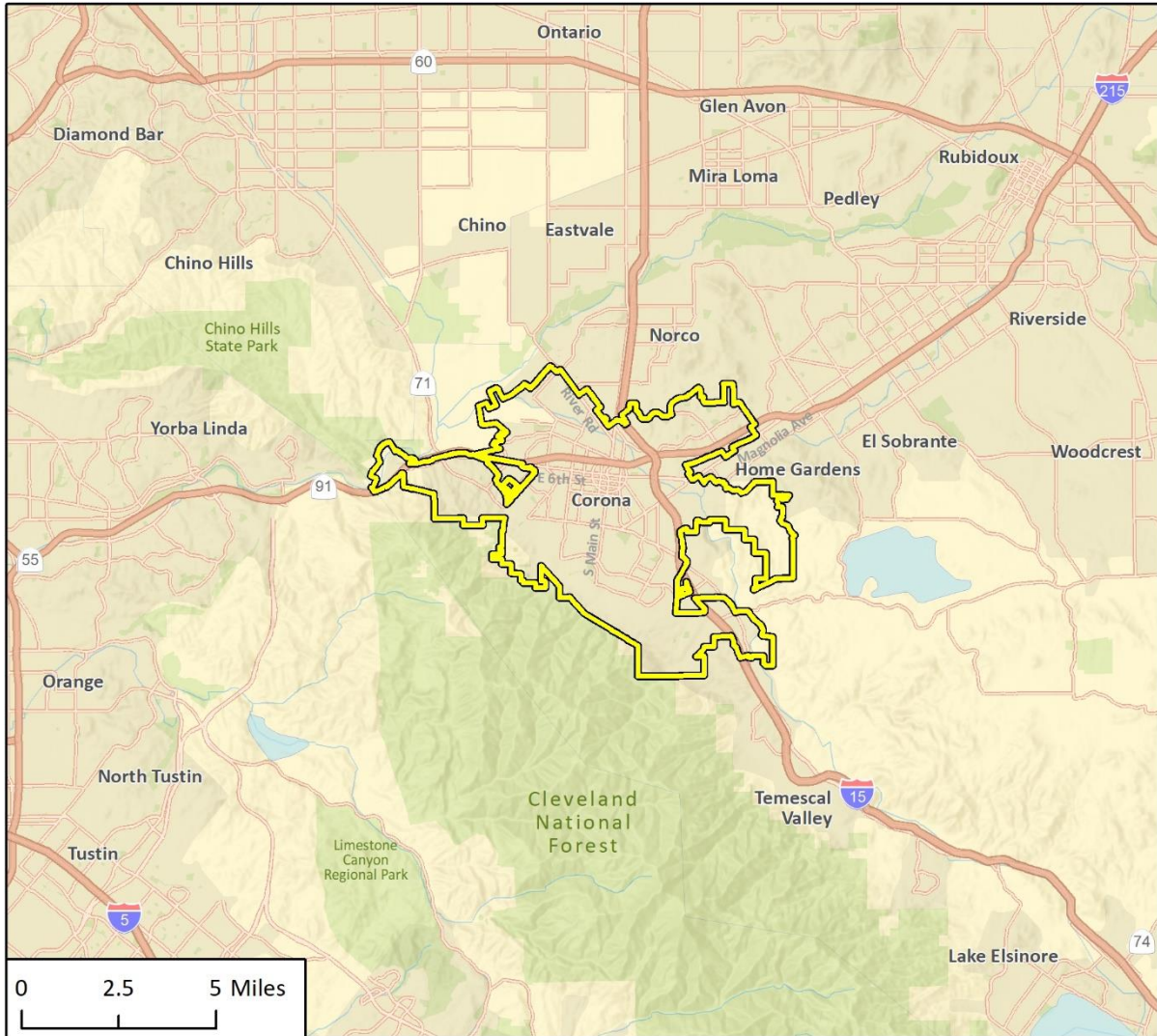
## 1.4 Project Location

The City of Corona (City) encompasses approximately 39 square miles and is located in western Riverside County, near the boundaries of Orange and San Bernardino counties. The City is south of the City of Norco, southwest of the City of Riverside, and north of the Cleveland National Forest. Unincorporated Riverside County borders the City along the majority of the eastern and southern extents. The Housing Element update's planning boundaries coincide with the Corona city limits, both of which are depicted in Figure 1.

## 1.5 Project Sponsor's Name and Address

City of Corona  
Planning Division  
400 South Vicentia Avenue, Suite 320  
Corona, California 92882

Figure 1 Regional Project Location, Planning Boundaries



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 Project Location

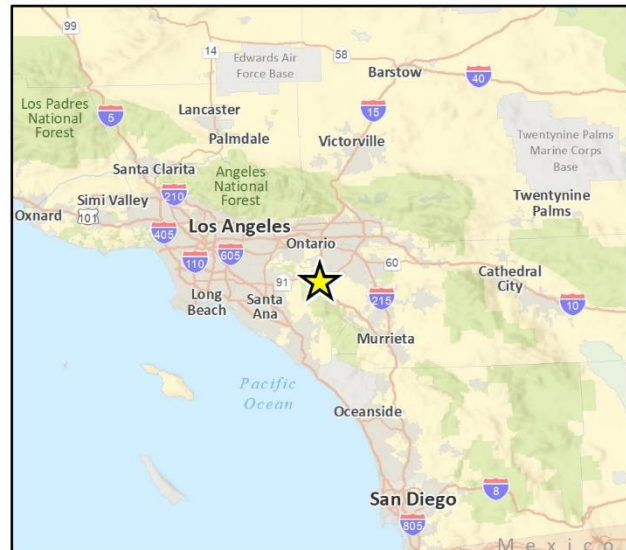


Fig 1 Regional Location



## 1.6 Project Description

The project consists of a comprehensive update to the City of Corona Housing Element (herein referred to as “Housing Element update” or “project”). The City’s 2020-2040 General Plan underwent extensive environmental review in the form of an Environmental Impact Report (EIR), which was certified in 2020. The EIR for the Corona General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was developed.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Corona Housing Element is being updated as part of the State’s 6<sup>th</sup> cycle Regional Housing Needs Assessment (RHNA) allocation. For Corona, the planning period runs from October 15, 2021 through October 15, 2029.

The project would bring the City’s Housing Element into compliance with State legislation passed since the publication of the previous (5<sup>th</sup> Cycle) Housing Element (approved in 2013). The Housing Element update includes a housing sites inventory (Appendix B of the Housing Element) that demonstrates how the city plans to meet its 6<sup>th</sup> cycle RHNA allocation. However, no formal land use changes or physical development are proposed at the time of adoption of the Housing Element. Land use changes (i.e., rezoning or General Plan land use amendments) that are required to meet the city’s RHNA allocation will be done by a separate process with an accompanying environmental analysis in accordance with the California Environmental Quality Act (CEQA). Pursuant to California Government Code Section 65583(c)(1)(A), the City has three years from the start of the Housing Element planning period to rezone property that is required for the city to plan for its RHNA allocation. The rezoning process and any amendments to the General Plan land uses will require discretionary review by the City’s Planning and Housing Commission with the future changes ultimately adopted by the City Council.

The Housing Element update will not, in and of itself, result in environmental impacts as it does not propose to develop any projects. Rather, it establishes objectives and policies designed to guide future development as the City works to achieve State-mandated housing goals. Future development will require project-specific developmental review as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines/standards and it must incorporate applicable mitigation measures and alternatives developed in the 2020 – 2040 General Plan EIR (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the program EIR (the 2020 – 2040 General Plan EIR and this Addendum), the lead agency must prepare additional CEQA documentation.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of Housing Element update. No physical development or changes in land use are addressed or evaluated. The City would analyze the future changes in land use separate from the adoption of the Housing Element. This Addendum Evaluation is intended to demonstrate the

Housing Element’s consistency with the existing General Plan Technical Update EIR to satisfy the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the Corona General Plan Technical Update EIR.

## 1.7 Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of Corona Planning Commission/City Council:

- Approval of an Addendum to the General Plan EIR
- Approval of a General Plan Amendment to incorporate the Housing Element Update 2021-2029.

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

## 1.8 Prior Environmental Document(s)

City of Corona, General Plan Environmental Impact Report (General Plan EIR). State Clearinghouse Number 2018081039, certified April 2020.

## 1.9 Location of Prior Environmental Document(s)

City of Corona, Planning Department website:

<https://www.coronaca.gov/government/departments-divisions/planning-division/general-plan-update>

## 2 Project Context

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The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community's housing element.

### 2.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order."

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element is one of the eight General Plan elements the State mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of Corona is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

### 2.2 Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as

defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The City of Corona Housing Element is now being updated as part of the 6<sup>th</sup> cycle RHNA allocation, which is for planning period October 15, 2021 through October 15, 2029.

## 2.3 Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Southern California Association of Governments (SCAG) was tasked with allocating this regional housing need among the jurisdictions in the SCAG region, which includes Riverside County. Table 1 shows the breakdown of the RHNA for Corona during the 2021-2029 planning period.

**Table 1 2021-2029 Regional Housing Need Allocation**

Income Group	Corona Unit Needs	Percent of Total Units	Regional Unit Needs (Riverside County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,752	28.7%	41,995	25.1%
Low (> 50-80% AMI)	1,040	17.1%	26,473	15.8%
Moderate (>80-120% AMI)	1,096	18.1%	29,167	17.4%
Above Moderate (>120% AMI)	2,200	36.1%	69,716	41.6%
<b>Total</b>	<b>6,088</b>	<b>100%</b>	<b>167,351</b>	<b>100%</b>

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)<sup>1</sup>  
 Source: SCAG 2020a

The City had 50,298 households as of January 2021.<sup>2</sup> As of 2020, 70.8 percent were single-family, which included 66.4 percent single-family detached units and 4.4 percent single-family attached units; multi-family dwelling units comprised 25.8 percent of the city’s housing stock; and the remaining three percent were mobile homes (SCAG 2020b).

<sup>1</sup> The City has a RHNA allocation of 1,752 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 17.6 percent of City households earned less than 50 percent of the AMI. Among these households, 49.5 percent earned incomes below 30 percent (extremely low). Therefore, the City’s RHNA allocation of 1,752 very low-income units may be split into 867 extremely low and 885 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

<sup>2</sup> California Department of Finance 2021: <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

## 2.4 Changes in State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified in 2013. The Housing Element update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)
- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)
- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

## 2.5 City of Corona General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The Corona General Plan, adopted in September 2019, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 20-year period (2020 to 2040). A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, environmental justice, open space, noise, and safety. A General Plan may also address other

subjects that are of importance to the community" future, such as sustainability, community design, and public art. Corona’s General Plan includes the following elements:

- Land Use
- Housing
- Community Design
- Historic Resources
- Economic Development
- Parks, Recreation, Cultural Arts, and Education
- Circulation
- Infrastructure and Utilities
- Public Safety
  
- Noise
- Healthy Community
- Environmental Resources

## 2.6 Corona General Plan Technical Update EIR

The Corona General Plan Technical Update EIR (herein called the General Plan EIR) addressed the potential environmental effects of the planned buildout of the City of Corona through the year 2040 and concluded that implementation of the 2020-2040 General Plan would result levels of environmental impacts as detailed in Table 2. Mitigation measures were incorporated into the General Plan EIR to reduce potential impacts from project development under the General Plan.

**Table 2 Summary of Areas of Potential Impact under the Corona General Plan Technical Update EIR**

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan EIR
Aesthetics	Less than significant	None
Agriculture and Forestry Resources	Significant and Unavoidable	None
Air Quality	Significant and Unavoidable	AQ 1- AQ 4
Biological Resources	Less than significant	BIO 1- BIO 7
Cultural Resources	Significant and Unavoidable	CUL 1- CUL 5
Energy	Less than significant	None
Greenhouse Gas Emissions	Significant and Unavoidable	GHG 1
Geology and Soils	Less than significant	GEO 1- GEO 6
Hazards and Hazardous Materials	Less than significant	None
Tribal Cultural Resources	Less than significant	TCR 1- TCR 3
Hydrology and Flood/Water Quality	Less than significant	None
Land Use Planning	Less than significant	None
Noise	Significant and Unavoidable	N 1

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan EIR
Population and Housing	Less than significant	None
Public Facilities and Services	Less than significant	None
Public Utilities and Infrastructure	Less than significant	None
Transportation	Significant and Unavoidable	None
Wildfire	Less than significant	None

## City of Corona General Plan Assumptions

The General Plan has a year 2040 planning horizon, but it does not specify or anticipate exactly when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation in the General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in General Plan EIR in Table ES-1, *Buildout Statistical Summary*, the General Plan Update would result in a potential buildout total of 70,939 housing units, 241,928 residents, 82,191,657 nonresidential square feet, and 106,474 jobs in the City and its sphere of influence (SOI). During the 20-year timeframe, the General Plan would result in an increase of 11,511 units, 39,298 residents, 26,476,352 nonresidential square feet, and 31,156 jobs in the City and SOI.

## 2.7 Housing Element Update

The 2021 Housing Element Update has the following major components:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources (Section 10.1)
- A profile and analysis of the city's demographics, housing characteristics, and existing and future **housing needs** (Section 10.2)
- A review of **resources available** to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section 10.3)
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city's identified needs (Section 10.4)
- A review of the city's **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element (Section 10.5)
- A statement of the **Housing Plan** to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs (Sections 10.6 and 10.7)
- An identification of the **goals, policies, and programs** and the city's quantified objectives for the 2021-2029 planning period, by income group, based on growth estimates, past and anticipated development, and income data (Section 10.8)

A series of appendices provide additional documentation. Appendix A provides information on the public outreach program for the Housing Element update, Appendix B is the sites inventory, and Appendix C is the Affirmatively Furthering Fair Housing assessment.

## Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goal and policies that support housing programs related to housing production, special needs housing, neighborhood quality and fair housing. The 2021 Housing Element Update goals, policies, and programs are summarized below and referenced throughout this Addendum Evaluation as appropriate.

### *Housing Production*

State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range in types of housing affordable to households of varied income levels. The City supports this goal by identifying adequate sites for residential development (infill sites, vacant sites, and underutilized sites) that are appropriately zoned for the type and density that can accommodate housing for certain income levels. The Housing Element also identifies programs the City will take to support and incentivize housing development and address the City's housing needs.

The sites identified for new housing adequately accommodate the City's RHNA as determined by the state Housing and Community Development Department (HCD) for the 2021-2029 planning period. HCD reviews the Housing Element for adequacy. The following goals and policies set forth the City's commitment to facilitate and encourage the production of housing commensurate with community needs.

- |                 |  |
|-----------------|--|
| <b>Goal H-1</b> | Promote and maintain 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.  |
| <b>Policies</b> | <ul style="list-style-type: none"><li>H-1.1 Continue to support 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.</li><li>H-1.2 Promote specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.</li><li>H-1.3 Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.</li><li>H-1.4 Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.</li><li>H-1.5 Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density</li></ul> |



residential development, mixed use residential/commercial development, and transit oriented residential development in appropriate areas of the City.

<b>Programs</b>	<p>Program 1: Residential Rehabilitation Program. Provide forgivable loans to address critical home improvement needs such as the remediation of code violations, heating and air conditioning, exterior or interior paint, water heater replacement, roofing, plumbing, electrical, kitchen and bathroom facilities, termite eradication/repair and accessibility improvements. This program aims to assist 103 very low income and 152 low income during the 2021-2029 period with an annual average of 15 households. The City will continue to conduct community outreach regarding available loans and grants by providing information via the city’s website and media channels and conducting ongoing discussions with representatives of organizations that support low income and special needs groups identified in Appendix A of the Housing Element.</p> <p>Program 2: Housing Voucher Program. This program will continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority. Compile and maintain a list of properties that participate in the Housing Choice Voucher program by October 2023. Create and implement an outreach program to promote the Housing Choice Voucher program to property owners by October 2023.</p> <p>Program 3: Conservation of Existing and Future Affordable Units. Under this program, the City shall utilize financial resources available through CDBG, federal, State, and local sources to retain or replace all 89 at-risk units. The program aims to identify and analyze inventory that may be at risk of losing affordability controls, maintain communication with the local HUD office, assist with tenant education, identify potential buyers, identify potential acquisition funds, and coordinate with non-profit developers to identify potential acquisition opportunities. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice voucher rent subsidies through the public housing authority, and other affordable housing opportunities in the City by October 2022. The City will assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list — HUD has set aside special vouchers for existing tenants in Housing Choice voucher projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing.</p> <p>Program 4: Mobile Home Park Program. The City will continue to implement the Residential Mobile Home Park zoning ordinance (Municipal</p>
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Code Chapter 17.30) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5. The city will also assist lower-income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks to maintain affordable rents. One potential source of financial assistance is the State Mobile home Park Rehabilitation and Restoration Ownership Program (MPRROP). The purpose of the program is to finance, through loans, the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing partners, or local public agencies. Loan proceeds may be used to: purchase (conversion) a mobile home park, rehabilitate or relocate a purchased park, purchase by a low income resident a share or space in a converted park, or pay for the cost to repair or replace low-income residents' mobile homes.

Program 7: Site Availability and Rezone Program. Through Zoning and General Plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City's remaining share of regional housing needs. The City's Regional Housing Needs Assessment (RHNA) is 6,088 units (2,792 units for low income, 1,096 units for moderate income, and 2,200 units for above moderate income). Future residential growth is expected to primarily be infill development in areas where transit-oriented development and access to services is most feasible. The City will have a shortfall of sites to accommodate the City's remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), and therefore needs to undergo a Rezone program. To accommodate the shortfall of lower-income RHNA, the City will undergo a General Plan amendment and zoning amendment to develop standards by October 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households (Appendix B). The City will continue to:

- Provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs;
- Amend the Zoning Code Map Book to incorporate all zoning designation changes required to meet RHNA requirements by October 2024;
- Maintain an ongoing inventory of multi-family residential and mixed use sites and provide updated information on sites on City website;
- Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses;

- Continue to update the Infill Affordable Housing Map to indicate suitable infill development sites;
- Monitor the consumption of residential acreage to ensure an adequate inventory is available;
- Create opportunity for at least 3,726 units for lower income households;
- By October 2024, change the land use and zoning designations of properties identified as North Main Street District Specific Plan in Appendix B to address any shortfall of sites to accommodate the City’s remaining RHNA requirements;
- Add more City concessions for lower-income units, such as reducing the required amount of common open space, as an incentive;
- Permit owner-occupied and multifamily uses by-right for developments when 20 percent or more of the units are affordable to lower-income households;
- Permit at least 16 units per site;
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need may be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing needs, if those sites:
  - Allow 100 percent residential use; and
  - Require that all residential use occupy 50 percent of the total floor area of a mixed use project.

Program 8: Residential Sites Monitoring Program. In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss”, was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 7, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target. Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

- Program 9: Sites Used in Previous Planning Periods Housing Elements. The City shall rezone or amend its Zoning Code by October 2024 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.
- Program 10: Lot Consolidation and Large Lot Development. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards. The City will continue to facilitate lot consolidation or residential and mixed-use developments by providing information and technical assistance to property owners and developers, and offer incentives for lot consolidation when minimum standards are met (after zoning amendment by October 2024). Incentives could include reduced development fees, increased allowable density, decreased parking ratio requirements, reduced setbacks, and increased lot coverage and height allowance. The City will waive fees for lot consolidation for 100 percent affordable housing.
- Program 11: Multi-Family Acquisition and Rehabilitation. The City will utilize NSP and HOME funds to assist both nonprofit and for-profit developers to acquire existing apartment buildings in need of upgrading, in exchange for long-term affordability controls on some or all of the units. Furthermore, the City will pursue available funds for multi-family acquisition and rehabilitation.
- Program 12: Affordable Housing Development. The City will continue to work with nonprofit housing developers to pursue both ownership and rental affordable housing development. This program encourages affordable housing as infill development and will specifically be concentrated on vacant or underutilized parcels. Furthermore, this program aims to facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as explore incentives and additional funding sources. This program will:
- Facilitate affordable housing production and development through assistance in site identification and acquisition, priority processing, or collaboration with nonprofit or other developers, as well as provision of incentives;

- Continue to utilize funds to expand affordable housing projects for special needs populations with the goal of facilitating the development of 130 lower income units within the planning period;
- Evaluate waiving development impact fees for new construction of housing units that are set aside as low income for a period of at least 55 years;
- Evaluate existing development review regulations and procedures to further streamline and give priority to projects that provide affordable housing;
- Annually seek additional funding sources and identify new partnerships to greater expand resources in the City;
- By October 2023, develop a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need;
- Monitor both the City's and State's development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates;
- Investigate funding opportunities to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households; and
- Adopt written policies for priority for water and sewer service allocations to proposed developments that include housing units affordable to lower-income households by the 2025 Urban Water Management Plan and includes as updates to the Sewer Master Plan and/or Sanitary Sewer Management by 2025.

Program 13: Density Bonus Program. The City will continue to offer residential density bonuses as a means of encouraging affordable housing development. The City's density bonus regulations (Municipal Code Chapter 17.87) have been amended to comply with current state law. However, should new housing legislation on density bonuses be passed, the City will amend its density bonus program to reflect such changes. The purpose of the program is to provide policy incentives to the private sector to donate land or build housing for very low and low income residents, seniors, and/or persons with disabilities by increasing the number of allowable units above that normally allowed under current zoning requirements. In addition, the City offers density increases above and beyond the State density bonus law. For senior housing and housing for persons with

disabilities, the City offers density increases up to a maximum of 75 units per acre by right for both affordable and market-rate developments. Furthermore, multi-family residential development in the Mixed Use and Urban Residential districts in the North Main Street Specific Plan can reach a density of up to 60 units per acre.

Program 14: Zoning Ordinance Monitoring. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed-use development in the community. The City will also revisit its supportive/transitional parking requirements, and emergency shelter regulations. This program will:

- Monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development;
- Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 101 to permit low barrier navigation centers;
- Amend Title 17 of the Corona Municipal Code by October 2024 to comply with AB 2162 which prohibits impositions on any minimum parking requirements for supportive housing units located within ½ mile of a public transit stop;
- Amend Title 17 of the Municipal Code by October 2024 to comply with the Employee Housing Act;
- Amend the Zoning Ordinance by October 2023 to comply with AB 101 to permit residential care facilities by right and remove the requirement of a CUP;
- Amend the Zoning Ordinance by October 2023 to remove subjective text seen as a constraint to the development of residential care facilities;
- Amend the Zoning Ordinance by October 2024 to allow up to three stories by-right in multifamily residential zones.

Program 15: Flexibility in Development Standards. The City will monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing. The City will monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of high density housing, while maintaining the quality of housing. By 2024, the City will develop standards for affordable and/or high-density housing development that allow greater flexibility, such as reduced setbacks, and/or reduction of required common open space. Building and Engineering staff will study ways to mitigate the cost of construction, for example by revising engineering standards and working with the local Fire District to allow for narrower street widths, rolled curbs and parking bays, and considering allowing use

of less expensive building materials, such as plastic for storm drainage pipes, provided applicable code requirements are satisfied.

- Program 16: Development Impact Fees. The City will continue to evaluate the impact of fees on residential and mixed-use developments and make adjustments as necessary to facilitate development activities and consider a standardized policy to reduce development fees for high-density multifamily housing that can support housing for low-income households.
- Program 17: Expedited Project Review and Hearing Process. The City will continue to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 strengthen the Permit Streamlining Act by creating a more efficient two-step application process. In conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to identify efficiencies for the development process in line with SB 330 and further streamline the permit process. The City will also coordinate with developers to ensure a timey application and development process.
- Program 27: Replacement Housing Program. Development on nonvacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.
- Program 28: Lot Configuration and Large Lot Development. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.

### *Special Needs Housing*

Corona, like many cities in California, have residents with special housing needs. These include seniors, large families with five or more members, people with disabilities, single parent households, unhoused people, and others in need of housing. The City proactively addresses each of

these groups by providing a range of special needs and affordable housing suited to the lifestyles and needs of each special need group.

- Goal H-2** Promote and preserve suitable and affordable housing for persons with special needs, including large families, single parent households, persons with disabilities, and seniors and shelter for the unhoused.
- Policies**
- H-2.1 Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
  - H-2.2 Work with nonprofit agencies and private sector developers to encourage development of senior housing.
  - H-2.3 Encourage the production of assisted living facilities (single-story houses and apartments) for the disabled and the elderly.
  - H-2.4 Provide emergency shelter with transitional support for City residents, including disadvantaged groups.
  - H-2.5 Encourage the upgrade and conversion of older motels to single-room occupancy housing.
- Programs**
- Program 21: *Housing for Persons Experiencing Homelessness.* The City’s Homeless Prevention Programs was created as a result of the City’s Strategic Plan to Address Homelessness. The Program is for Corona households who are at risk of becoming homeless as defined by HUD and focuses on self-sufficiency and stabilization. Services include rental assistant, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The City will also update the Zoning Ordinance to be consistent with the State law for parking requirements which are allowed for staff, provided the requirements do not exceed parking requirements for other uses and proximity requirements, provided those shelters are not required to be more than 300 feet apart.
  - Program 22: *Housing for Special Needs Populations.* The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.
  - Program 25: *Community Outreach Program.* Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to inform and engage residents in the City’s housing and overall planning process, particularly residents who may benefit from more fair and equitable housing opportunities.
  - Program 26: *Community Placemaking Pilot Program.* The Community Placemaking Pilot Program will implement small-scale placemaking



projects/events that connect community members through neighborhood beautification and active and passive engagement opportunities accessible to persons of all abilities and backgrounds.

### *Neighborhood Quality*

The City of Corona's quality of life is contingent on neighborhood quality and the safety, public amenities, and quality of development found in each neighborhood. Many residential neighborhoods are in excellent condition as evidenced by well-maintained housing, streets with sidewalks and trees, adequate physical infrastructure, and public services. In other cases, some neighborhoods show signs of deterioration and could benefit from improvement. Still other neighborhoods require significant reinvestment in housing, infrastructure, parks and open space, and public services.

Given the diversity of residential neighborhoods, the City of Corona supports a multifaceted approach to improving and preserving the quality and livability of residential neighborhoods. The particular strategies employed to achieve this goal depend on the location of the neighborhood, age and tenure of housing, type of housing, and other neighborhood characteristics. These strategies include, but are not limited to, the following: historic preservation, neighborhood traffic management, infrastructure maintenance, safety, code compliance, and housing rehabilitation. The following goal and policies set forth Corona's commitment to neighborhood quality.

<b>Goal H-3</b>	Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.
<b>Policies</b>	<p>H-3.1 Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.</p> <p>H-3.2 Encourage the revitalization of the existing dwelling units in the circle area through rehabilitation programs.</p> <p>H-3.3 Provide public services and improvements that enhance and create neighborhood stability.</p> <p>H-3.4 Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas.</p> <p>H-3.5 Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods.</p>
<b>Programs</b>	<p>Program 5: <i>Neighborhood Improvements</i>. To foster community pride and increase incentives for private homeowner investment in their homes, the City will continue its Neighborhood Improvement Program. This program consists of public improvements such as repairing and constructing streets, curbs, gutters, and water lines in addition to the Graffiti Removal Program. Public improvements inspire property owners to stay in the neighborhood and invest in their property, thus preserving the housing stock. The City continues to develop methods designed to increase the City's collective sense of community pride.</p>

Program 6: *Sustainable Building*. The City through the California Building Code and CAL Green Code require the use of sustainable building techniques for new and rehabilitation projects in order to reduce demand for water and energy. The City also evaluates housing projects for shorten commute distances, protection of the environment, and plan large development projects with environmental principles such as transit-oriented development. The program will continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.

### *Fair Housing*

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The following goal and policies set forth the City's commitment to fair housing.

**Goal H-4** Ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws.

**Policies**

H-4.1 Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing.

H-4.2 Promote and provide for nondiscrimination in all City programs.

**Programs**

Program 18: *Affirmatively Furthering Fair Housing*. To address the requirements of AB 686, the City has worked collaboratively with the County of Riverside Public Housing Authority (PHA) to complete the Analysis of Impediments to Fair Housing (AI) which identifies regional barriers to fair housing. The City has also produced a City-specific AI that discusses local barriers to fair housing with heavy emphasis on racial and economic disparity and environmental justice. Two primary impediments were identified for the City including a lack of access to home improvement financing and limited access to home purchase loans. Recommendations have been identified in the City's AI to reduce these impediments including implementing programs such as the Residential Rehabilitation Program and efficiently monitoring HDMA data. The current AI was approved by the City Council on June 17, 2020 to cover program years 2020-2021 through 2024-2025. The City will continue to address the impediments identified in the AI by examining available housing opportunities and potential Zoning Ordinance amendments. The City will continue to work collaboratively with the County of Riverside Public Housing Authority to identify and promote fair housing, education, and advocacy.

Program 19: *Fair Housing Services*. The city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686

(2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Corona will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Program 20: *Segregation in Housing Implementation*. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Program 23: *Safe and Healthy Communities*. Minority and lower-income communities have historically been disproportionately burdened by environmental impacts such as poor air quality. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for all people through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

Program 24: *Alternative Housing Program*. Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

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### 3 Overview of CEQA Guidelines §15164

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California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR.
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City has prepared this Addendum Evaluation, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the Corona General Plan Technical Update EIR (September 2019, State Clearinghouse Number 2018081039). The following Addendum Evaluation details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element update policies and programs are within the scope of the Corona General Plan Technical Update EIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the EIR, adequately analyze potential environmental impacts.

## 4 Environmental Effects and Determination

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### Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ NONE

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology and Water Quality   | <input type="checkbox"/> Land Use and Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                         | <input type="checkbox"/> Population and Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                    | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

### Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Corona, General Plan Technical Update Environmental Impact Report (General Plan EIR). State Clearinghouse Number 2018081039 dated December 2019.

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Signature

Joanne Coletta

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Printed Name

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Date

Community Development  
Director

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Title



## 5 Addendum Evaluation Methodology

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### 5.1 General Plan Consistency

The Housing Element is a component of the City's General Plan and is periodically updated pursuant to state law. Therefore, the Housing Element update is consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan Elements. The General Plan Elements and policies that correspond with the goals and policies of the Housing Element are summarized below:

- The **Land Use and Community Design Element** guides the type, location and quality of development in accordance with the Land Use Plan. The goals and policies within this element add to the value and desirability of living and working in the City. The Land Use Plan details the location and the density of development allowed throughout the city.
- The **Circulation Element** outlines the long-term plan for roadways and general operating conditions. It also provides guidance relating to the transit system, good movement system and nonmotorized travel, which includes bicycle and pedestrian travel.
- The **Parks, Recreation, Cultural Arts, Education and Environmental Resources Elements** establishes goals and polices to ensure the provision of sufficient parks, schools and library facilities are appropriate in the planning of residential and service population of the city; and addresses the preservation and conservation of open space lands for the protection of biotic resources and recreational purposes.
- The **Noise and Public Safety Elements** contain policies to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing mitigations when necessary.
- The **Economic Development Element** outlines the city's economic development objectives and guides development of future employment and commercial services, both of which are critical to supporting residents. The enhancement of well-paying jobs with the city helps with accessing housing resources and reducing transportation costs and impacts.
- The **Sustainability and Infrastructure and Utilities Elements** is an intrinsic component of all elements of the General Plan. The very same policies that further sustainable development also enhance quality-of-life and public health. The Sustainability Element affects housing through policies that encourage efficient development patterns, conservation, and sustainable energy sources such as solar. Policies recommend building design and outdoor spaces to take advantage of Corona's moderate climate and reduce the need for artificial cooling, heating, and lighting.
- The **Healthy Community Element** establishes goals and objectives to reduce pollution exposure; improve air quality; and promote public facilities, food access, safe and sanitary homes, and physical activity.
- The **Historic Resources Element** provides guidelines to preserve resources that represent the history and culture of Corona. Specifically, the element is intended to provide guidance in developing and implementing programs, in concert with community partners, that ensure the identification, designation, and protection of cultural and historical resources for future Corona generations.

Adoption of the Housing Element update will require the City to amend the General Plan’s Land Use Element, specifically the Land Use Plan, to implement the housing sites inventory associated with the city’s assigned RHNA allocation for planning period 2021-2029. This is required per California Government Code Section 65583(c)(1)(A).

### **Accommodation of the RHNA**

Corona’s RHNA for the current planning period is 6,088 units, including 2,792 very low and low-income housing units, 1,096 moderate housing units, and 2,200 above moderate housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. The Housing Element update includes a housing plan that accommodates the RHNA plus a buffer of additional housing sites as recommended by HCD, which includes estimated 7,455 housing units. As shown in Table 3, the City anticipates the development of 80 ADUs during the eight-year planning period and 2,110 units would be accommodated from planned and approved (pipeline) projects, which can count towards the RHNA. Additionally, 1,153 units would be accommodated by vacant and nonvacant sites under the existing General Plan land uses. The remaining 3,652 units would be accommodated by a rezoning program, which includes an affordable housing overlay (AHO) zone.

Although the housing sites inventory has been identified for future planning purposes as part of the Housing Element update, the adoption of the Housing Element itself does not change the current zoning or General Plan designations of the properties. California Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the start of the Housing Element planning period to rezone sites, including adoption of minimum density and development standards. Therefore, the City’s rezoning program, which is identified as Program 7 in Chapter 6 (Housing Plan) of the Housing Element update, would be a separate project and evaluated in accordance with CEQA at the time of its review. Prior to the approval of any changes in land use, the City would evaluate the potential environmental impacts from the rezoning or change in the General Plan Land Use Plan.

**Table 3 Housing Unit Yield per Site Category**

<b>Site Category</b>	<b>Very Low/ Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Planned and Approved Units	0	92	2,110	2,202
Anticipated Accessory Dwelling Units	46	28	6	80
<b>RHNA Remaining Need</b>	<b>2,746</b>	<b>976</b>	<b>84</b>	<b>3,806</b>
Vacant Units	132	56	595	783
Nonvacant Units	82	33	255	370
Potential Rezone	149	219	0	368
Affordable Housing Overlay	2,983	669	0	3,652
<b>Total Units Accommodated by Housing Plan</b>	<b>3,392</b>	<b>1,097</b>	<b>2,966</b>	<b>7,455</b>
<b>RHNA Required</b>	<b>2,792</b>	<b>1,096</b>	<b>2,200</b>	<b>6,088</b>
<b>Total Unit Surplus (Buffer)</b>	<b>600</b>	<b>1</b>	<b>766</b>	<b>1,367</b>

Source: Adapted from Table 45 of the 2021-2029 Housing Element update

The City's General Plan proposes 5,494 additional residential units in the city limits by 2040. The 7,455 units that would be accommodated by the Housing Element update would exceed the 5,494 units by an additional 1,961 units. Therefore, additional environmental analysis would be required prior to the implementation of the rezoning program identified as Program 7 in the Housing Element.

A detailed discussion of the Housing Element update development assumptions and housing plan is provided below.

### *Housing Element Update Plan and Assumptions*

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed 75 percent of the maximum allowable density of most parcels, instead of the full development potential. This assumption is based on historical development patterns and is necessary to accommodate for a variety of site-specific factors that cannot be evaluated until a development proposal is brought to the City for review, such as previous development applications submitted for the site, conversations with landowners, development standards and requirements of the corresponding specific plan, and site-specific environmental constraints such as topography, seismic activity, flooding, and wildfire hazard zones. Many recently constructed projects or projects under construction realized densities of more than 75 percent of the maximum allowable density. For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot.

A total of 1,178 residential units can be accommodated on the vacant and nonvacant sites under existing land use policies and approved plans. Of these units, 214 qualify as feasible for facilitating the development of extremely low-, very low- and low-income units. In addition to vacant and nonvacant parcels, the City has identified a number of parcels to be part of a rezoning program to accommodate the City's lower and moderate income RHNA allocation. 368 units could be accommodated through the rezoning of low density residential and commercial parcels to medium density residential (MDR), high density residential (HDR), multi-family residential (MFR), and mixed-use (MU). Of these rezoned parcels, 149 qualify as feasible for facilitating the development of very low- and low-income units. The City prioritizes rezoning in transit priority areas that are within 0.5-mile of public transit (i.e. high frequency bus route or trolley line) to improve walkability and reduce dependence on automobile use, consistent with the goals of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

The City has also identified nonvacant commercial and residential parcels that are specifically suitable for an AHO. AHOs are added layers on top of existing zoning ordinances that provide incentives for developers to build affordable housing. Incentives may include:

- Increased density bonus;
- Reduced development standards ;
- Lower parking requirements;
- By-right zoning or administrative project approval;
- Streamlined permitting;
- Allowing housing in locations not zoned for residential uses; and
- Impact fee waivers.

The City would introduce an AHO as part of the housing plan for the Housing Element update. The AHO would support densities between 36-60 du/ac. Sites designated with the AHO would keep the underlying zoning but would have this affordable housing overlay if housing is to be considered on the site in the future. With the AHO, these sites could accommodate 3,652 units, and 2,983 units will qualify as feasible for facilitating the development of extremely low, very low-, and low-income units. A detailed sites inventory of the residential capacity of each site is located in Appendix B of the Housing Element update.

## 5.2 Preliminary Environmental Constraints

State housing law requires the city to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For purposes of the Addendum Evaluation, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that support housing efforts in Corona. Each future housing development project and housing program adopted in the Housing Element would be subject to separate review to determine potential impacts on the environment related to each project.

## 6 Addendum Evaluation

### 1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?		
Would adoption of the 2021 Housing Element Update:								
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	No	Yes	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	No	Yes	Yes
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	None	No	No	No	Yes	Yes

## **General Plan EIR Aesthetics Findings**

The General Plan EIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, signage, landscaping, building setbacks, and hillside protection.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development the aesthetics on these properties would not create a significant impact from current conditions. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create new sources of substantial light or glare which adversely affects views.

All future development aligning with the Housing Element update would undergo project-specific developmental review, including design review, to address potential impacts related to aesthetics. Development proposals would be subject to adopted development guidelines, including standards that govern visual quality and community design.

## **Conclusion**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of aesthetics is required.

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# 2 Agriculture and Forestry Services

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Project is within the Scope of General Plan EIR?	
Would adoption of the 2021 Housing Element Update:							
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Significant and Unavoidable	AG-1 Retention of On-site Agricultural Uses. AG-2 Establishment of Conservation Easement or Preserves or Payment into an Agricultural Mitigation Bank. AG-3 Payment in Lieu or Transfer of Development Right.	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Significant and Unavoidable	AG-1 through AG-3	No	No	No	Yes	Yes
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Less Than Significant	None	No	No	No	Yes	Yes
d. Result in the loss of forest land or conversion of forest land to non-forest use?	Less Than Significant	None	No	No	No	Yes	Yes
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Significant and Unavoidable	AG-1 through AG-3	No	No	No	Yes	Yes

## **General Plan EIR Agriculture and Forestry Resources Findings**

The General Plan EIR identified that the Housing Element update would convert farmland in the City and SOI to nonagricultural use along with farmland in the SOI that is under the Williamson Act contract. Mitigation measures were identified to help reduce impacts; however, impacts would still be considered significant. General Plan policies and implementation programs are in place to minimize impacts to agricultural land conversion that apply to future development.

There are no current or planned fixed commercial timber operations subject to a Timber Harvesting Plan in southwest Riverside County and there are no timber production zones in the City of Corona or its SOI. Consequently, the General Plan EIR identified no impacts associated with forestry resources or timberland.

## **Addendum Analysis**

The General Plan goals and policies support continued farming and restrict uses that would interfere with farming and open space uses in certain corridors. Mitigation measures identified in the General Plan EIR would be implemented to help reduce impacts to the greatest extent possible. These measures would remain in practice with implementation of the Housing Element update.

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, agriculture and forestry uses would not be altered. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to farmland.

All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to farmland. Development proposals would be subject to adopted development guidelines.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of agriculture and forestry resources is required.

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# 3 Air Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Conflict with or obstruct implementation of the applicable air quality plan?	Significant and Unavoidable	AQ-1 Construction-related emissions reduction, AQ-2 long-term emissions reduction	No	No	No	Yes	Yes
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1	No	No	No	Yes	Yes
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	AQ-2, AQ-3 Preparation of HRA	No	No	No	Yes	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	AQ-4 Odor Management Plan	No	No	No	Yes	Yes

## General Plan EIR Air Quality Findings

The General Plan EIR determined that impacts to air quality would be significant and unavoidable regarding conflicting with applicable air quality plans, cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, exposure of sensitive receptors to pollutant concentrations. The General Plan EIR found that General Plan implementation would create a significant and unavoidable impact relative to existing or projected air quality. Mitigation AQ-4 would reduce potential impacts regarding odors to less than significant. The General Plan includes numerous goals and policies to reduce potential air quality impacts, and the City would enforce compliance with regional plans and programs that reduce air quality impacts.

## Addendum Analysis

The General Plan goals and policies support reduction of air quality impacts. Mitigation measures identified in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These measures would remain in practice with implementation of the Housing Element update.

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, air quality would not be a significant change from current conditions. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to air quality. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality.

Potential air quality-related impacts cannot be assessed in a meaningful way until a project specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to South Coast Air Quality Management District rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan, the Green Building Code, and other regulations and standards that govern air quality in Corona. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project.

## Conclusion

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information

that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of air quality is required.

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# 4 Biological Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	BIO-1 Biological Resources Survey, BIO-2 Construction Limitations, BIO-3 Contractor Training Program, BIO-4 Biological Monitoring	No	No	No	Yes	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	BIO-1 through BIO-4	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	BIO-5 Jurisdictional Delineation	No	No	No	Yes	Yes
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	BIO-6 Corridor Evaluation, BIO-7 Nesting Bird Survey	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Biological Resources Findings**

The General Plan EIR determined that impacts to biological resources would be less than significant with mitigation incorporated for effects to sensitive animal and plant species, sensitive natural communities, and wildlife movement. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources.

## **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to biological resources. Mitigation measures identified in the General Plan EIR are implemented to reduce impacts to less than significant. These measures would remain in practice with implementation of the Housing Element update.

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, biological resources would not be altered. Additionally, most sites are urban infill sites where development already exists throughout the area.

Furthermore, protection of many special status species and habitat is mandated by federal and State laws. Corona is a member agency in the Western Riverside County Multiple Species Habitat Conversation Plan (MSHCP) to preserve the diversity of habitat and protect sensitive biological resources with the City while allowing for additional development consistency with city planning documents (i.e., General Plan). All proposed development projects, including those under the Housing Element update, would be assessed for consistency with the MSHCP.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to biological resources and conservation or habitat management plans. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to biological resources.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of biological resources is required.

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# 5 Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Significant and Unavoidable	CUL-1 Historical Resources Assessment, CUL-2 Secretary of the Interior's Standards for the Treatments of Historic Properties, CUL-3 Recordation, CUL-4 Flagged Construction Limits	No	No	No	Yes	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant	CUL-5 Archaeological resources assessment	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Cultural Resources Findings**

The General Plan EIR determined that impacts to historic resources would be significant and unavoidable. The General Plan EIR includes mitigation measures that would reduce potential impacts; however, impacts would still be considered significant and unavoidable. The General Plan established policies for future development to reduce impacts to the greatest extent feasible. Individual development projects would be subject to project-specific development and planning review. As such, all projects proposed under General Plan implementation are required to conform to zoning, design standards, and other regulations concerning the protection of cultural resources, including listed historic and archaeological resources.

## **Addendum Analysis**

The General Plan goals and policies support reduction of impacts to cultural resources. Mitigation measures identified in the General Plan EIR are implemented to reduce impacts to the greatest possible extent. These measures would remain in practice with implementation of the Housing Element update.

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, cultural resources would not be impacted. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to cultural resources. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to cultural resources.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of cultural resources is required.

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# 6 Energy

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
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	None	No	No	No	Yes	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Energy Findings**

The General Plan EIR determined that impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, energy resources would not be significantly altered. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to energy resources or adopted plans for renewable or efficient energy use. Additionally, future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to energy resources and energy consumption for new residential construction, including consistency with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations (CCR).

## **Conclusion**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of energy is required.

# 7 Geology and Soils

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	No Impact	None	No	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant with mitigation incorporated	GEO-1 High and Low-to-High Sensitivity, GEO-2 High Sensitivity, GEO-3 Low-to-High Sensitivity, GEO-4 Low Sensitivity, GEO-5 Unknown Sensitivity, GEO-6 All Projects	No	No	No	Yes	Yes

## **General Plan EIR Geology and Soils Findings**

The General Plan EIR determined that impacts to geology and soils would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative wastewater disposal systems in expansive soils. However, potentially significant impacts were found for paleontological resources and mitigation was incorporated to reduce impacts to less than significant.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, impact to geology and soils resources would not be significant. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in geology and soils impacts. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to geology and soils, including adherence to State and City grading and building standards. Future development would be required to adhere to mitigation measure requirements related to paleontological resources.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of geology and soils is required.

# 8 Greenhouse Gas Emissions

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and unavoidable	GHG-1 CAP Update and Monitoring	No	No	No	Yes	Yes
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Greenhouse Gas Emissions Findings**

The General Plan EIR determined that impacts to greenhouse gas (GHG) emissions and GHG reduction targets would be significant with implementation of the General Plan. Mitigation measures set forth in the General Plan EIR would reduce potential impacts to GHG emissions but would still result in a significant and unavoidable impact. Impacts relating to conflicts with plans, policies, and regulations adopted to reduce GHGs would be less than significant.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, greenhouse gas emissions are not likely to significantly rise above existing conditions. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing development efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with GHG emissions. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to GHG emissions, including adherence to State and City building standards and policies designed to reduce GHG emissions with new residential construction, such as CCR Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards.

## **Conclusion**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of GHG emissions is required.



# 9 Hazards and Hazardous Materials

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?			
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	No	Yes	Yes
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Less than significant	None	No	No	No	No	Yes	Yes

## **General Plan EIR Hazards and Hazardous Materials Findings**

The General Plan EIR determined that impacts for hazardous materials would be less than significant for impacts related to hazards and hazardous materials.

### **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, exposure to hazardous conditions or materials are not likely. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with hazards and hazardous materials. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts.

### **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of hazards and hazardous materials is required.

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# 10 Hydrology and Water Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	None	No	No	No	Yes	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	None	No	No	No	Yes	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
flooding on or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems impede or redirect floodflows?							
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	None	No	No	No	Yes	Yes

## General Plan EIR Hydrology and Water Quality Findings

The General Plan EIR determined that impacts to hydrology and water quality would be less than significant.

### Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, increases in hydrology and impacts to water quality are not likely. Additionally, most sites are urban infill sites where development already exists throughout the area.

The Housing Element update, in and of itself, does not involve specific project involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with hydrology and water quality. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to hydrology and would be required to prepare water quality management plans.

### Conclusions

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of hydrology and water quality is required.

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# 11 Land Use and Planning

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Physically divide an established community?	Less than significant	None	No	No	No	Yes	Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Land Use Planning Findings**

The General Plan EIR determined that impacts to land use would be less than significant as they pertain to conflicts with applicable land use plans. It found that General Plan implementation would not physically divide an established community and would, in fact, would beneficially increase connectivity locally and regionally.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, changes in land uses in already urbanized areas should not pose a significant change.

The Housing Element update, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with land use. All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to land use.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of land use is required.

# 12 Mineral Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Significant and Unavoidable	MIN-1 Mineral Resource Evaluation, MIN-2 Mineral Value Report	No	No	No	Yes	Yes
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Significant and Unavoidable	MIN-1 Mineral Resource Evaluation, MIN-2 Mineral Value Report	No	No	No	Yes	Yes

## **General Plan EIR Mineral Resources Findings**

The General Plan EIR determined that impacts to mineral resources relating to a known and locally important mineral resource would be significant and unavoidable. Mitigation measures were identified in the General Plan EIR to reduce impacts to the greatest extent; however, impacts are still considered to be significant and unavoidable.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, impacts on mineral resources is not likely. Additionally, areas designated mineral resources are not zoned for residential purposes.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with mineral resources. All future development aligning with the Housing Element update would be required to adhere to the mitigation measures included in the EIR to reduce potential impacts to mineral resources and undergo project-specific developmental review to address potential impacts related to mineral resources.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of mineral resources is required.

# 13 Noise

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?					
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?	
Would adoption of the 2021 Housing Element Update:								
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and unavoidable	N-1 Comprehensive Construction Mitigation	No	No	No	Yes	Yes	
b. Generate excessive vibration of groundborne noise levels?	Less than significant with mitigation incorporated	N-2 Noise and Vibration Analysis	No	No	No	Yes	Yes	
c. Result in a project that exposes people residing or working in the project area to excessive noise levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes	

## **General Plan EIR Noise Findings**

The General Plan EIR determined that implementation of the General Plan would result in temporary impacts to noise from construction that would be significant and unavoidable despite the implementation of mitigation. Operational noise impacts were found to be less than significant. Vibration and increase in noise near sensitive land uses were also found to have potentially significant impacts but would be reduced to less than significant levels with mitigation. The General Plan EIR found that the General Plan would not result in exposure of future residents or workers near an airport or airstrip.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, impacts associated with long term operational noise is not likely.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with noise and vibration. All future development aligning with the Housing Element update would be required to adhere to the mitigation measures included in the EIR to reduce potential noise and vibration impacts and undergo project-specific developmental review to address potential noise and vibration impacts.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of noise impacts is required.

# 14 Population and Housing

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?					Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		
Would adoption of the 2021 Housing Element Update:								
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	Yes	Yes	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes	

## **General Plan EIR Population and Housing Findings**

The General Plan EIR determined implementation of the General Plan would result in a less than significant impact relating to population growth and would not result in displacing people and/or housing.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could be rezoned to accommodate new or additional housing units. An increase in the population of Corona would occur but would not exceed the regional population growth anticipated by the SCAG RTP/SCS. The regional growth projections are used in the methodology for allocating the RHNA within the metropolitan planning organizations.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts associated with population and housing.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to population and housing is required.



# 15 Public Services

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the 2021 Housing Element Update:								
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	No	Yes
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response	Less than significant	None	No	No	No	Yes	No	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?			
times or other performance objectives?								
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes	
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes	

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Public Services Findings**

The General Plan EIR determined that implementation of the General Plan would not result in substantial adverse physical impacts associated with new or physically altered public services facilities, including those related to fire, police, schools, and libraries, and impacts would be less than significant.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, public services are not likely to be impacted. Most sites are urban infill sites where development already exists along with public services already being provided.

The Housing Element update, in and of itself, does not include specific projects that involve a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in substantial adverse physical impacts associated with new or physically altered public services facilities.

Future development aligning with the Housing Element update would be subject to the payment of the City's development impact fees (DIFs), which are used to build public infrastructure burdened by development.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to public services is required.

# 16 Recreation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	None	No	No	No	Yes	Yes
b. Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Recreation Findings**

The General Plan EIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant with implementation of the General Plan.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Although the Housing Element update, in and of itself, does not involve specific projects involving a new housing development it does put forth goals and policies that support housing efforts in Corona.

New development is subject to the payment of park improvement fees or Quimby fees, which is a pay in lieu of parkland dedication. Future development projects aligning with the Housing Element update would be subject to the same requirements.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to recreation is required.

# 17 Transportation/Traffic

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?	Significant and unavoidable	T-1 VMT Reduction	No	No	No	Yes	Yes
c. Substantially increase hazards due to a geometric design feature or incompatible uses?	Less than significant	None	No	No	No	Yes	Yes
d. Result in inadequate emergency access?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Transportation Findings**

The General Plan EIR determined that General Plan-related trip generation in combination with existing and proposed cumulative development would result in designated road and/or highways that would exceed the Congestion Management Agency service standards, and no feasible mitigation was identified. The General Plan EIR also found that General Plan-related trip generation in combination with existing and proposed cumulative development would exceed the City's vehicle miles traveled (VMT) threshold and would be inconsistent with CEQA Guidelines §15064.3, subdivision (b). The General Plan EIR identifies mitigation measures to reduce VMT; however, impacts would be significant and unavoidable. Other impacts were determined to be less than significant, including hazardous roadway design features, and emergency access.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, vehicle miles traveled already exist. Most sites are urban infill sites where development already exists.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts related to transportation and traffic. All future development aligning with the Housing Element update would be required to adhere to the mitigation measures included in the EIR to reduce transportation and traffic impacts and undergo project-specific developmental review to address potential impacts, including an assessment of project-specific VMT. Additionally, the proposed housing sites would concentrate housing development in the City rather than in the SOI, which would reduce overall VMT.

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to transportation and traffic is required.



# 18 Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the 2021 Housing Element Update:								
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant with Mitigation Incorporated	TCR-1 Tribal Cultural Resources Monitoring, TCR-2 Treatment and Disposition of Cultural Resources, TCR-3 Archaeological Monitors	No	No	No	Yes	Yes	

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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?	Less than Significant with Mitigation Incorporated	TCR-1 through TCR-3	No	No	No	Yes	Yes

## **General Plan EIR Tribal Cultural Resource Findings**

The General Plan EIR determined that impacts to tribal cultural resources would be less than significant with mitigation incorporated.

### **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, impacts to tribal culture resources are likely non-existent. Most sites are urban infill sites where development already exists.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts related to tribal cultural resources. All future development aligning with the Housing Element update would be required to adhere to the mitigation measures included in the EIR to reduce impacts to tribal cultural resources.

Additionally, all developments must comply with General Plan policies and programs that would minimize impacts on tribal cultural resources and must comply with Assembly Bill (AB) 52 and other federal and State regulations that help protect and conserve tribal cultural resources.

### **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to tribal cultural resources is required.

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# 19 Utilities and Service Systems

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	Yes
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	None	No	No	No	Yes	Yes
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	None	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Utilities and Service Systems Findings**

The General Plan EIR determined that impacts to utilities and service systems would be less than significant.

### **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the City that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Since these sites already include some type of development, utility and service systems already exist and service the properties.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts related to utilities and service systems. All future development accommodated under the Housing Element update would be required to adhere to the General Plan, adopted master plans and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems.

### **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to utilities and service systems is required.

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# 20 Wildfire

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	None	No	No	No	Yes	Yes
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less than significant	None	No	No	No	Yes	Yes
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
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?							
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less than significant	None	No	No	No	Yes	Yes

## **General Plan EIR Wildfire Findings**

The General Plan EIR found that the Housing Element update would result less than significant impacts concerning wildfire risks, hazards, and conflicts with emergency response plans.

## **Addendum Analysis**

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update also includes new housing sites on non-vacant properties that could possibly be rezoned to accommodate new or additional housing units. Most of these sites are urban infill sites close to services such as public transportation and commercial centers and not in areas prone to wildfires.

The Housing Element update, in and of itself, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Corona. Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts related to wildfires. All future development aligning with the Housing Element update would be required to adhere to General Plan and other regulatory requirements concerning wildfire hazards and emergency response. Additionally, the Housing Element update would concentrate housing development in the City and not in the SOI, reducing the number of units that would be developed in areas with a high or very high fire hazard risk (refer to Figure 5.20-2 in the General Plan EIR).

## **Conclusions**

The adoption of the Housing Element update does not involve changes to the current adopted land uses but does recommend residential land use changes that should be considered as part of Program 7 (Site Availability and Rezone Program) of the Housing Element Housing Plan. The implementation of Program 7 would be a project separate from the adoption of the Housing Element update. Therefore, the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows that impacts would be more significant than those described in the General Plan EIR. The General Plan EIR applies to the Housing Element update and no additional environmental assessment of impacts related to wildfire is required.

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## 7 Summary of Findings

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The Housing Element update is part of the City's General Plan, and like other elements within the General Plan, it includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are not generally adopted at the same time as the Housing Element and are usually implemented over time as a separate project after the element is adopted.

The Housing Element update does not involve site-specific projects nor changes in the currently adopted General Plan land uses, therefore the adoption of the Housing Element would continue to fall within the General Plan Program EIR recently certified in April 2020. The General Plan Program EIR accompanied the City's update to the General Plan 2020-2040. Future development associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances. Additionally, future developments or programs involving discretionary review are subject to the California Environmental Quality Act to determine if actions borne by the project would have a significant impact on the environment.

It has been determined through this analysis that the adoption of the Housing Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR, nor does the Housing Element update present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element update and no additional environmental assessment is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

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## 8 References

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### 8.1 Bibliography

California Department of Housing and Community Development (HCD). 2021. Regional Housing Needs Allocation and Housing Elements. <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> (accessed July 2021).

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### 8.2 List of Preparers

Rincon Consultants, Inc. prepared this EIR Addendum under contract to the City of Corona. Persons involved in data gathering analysis, project management, and quality control are listed below.

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