



CITY OF CORONA

NEGATIVE DECLARATION

NAME, DESCRIPTION AND LOCATION OF PROJECT:

CZ2018-0001: An application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial) located 350 feet west of Lincoln Avenue, north of Sixth Street.

PM2018-0001 (PM37452): A Parcel Map application to subdivide 8.81 acres into two parcels located 350 feet west of Lincoln Avenue, north of Sixth Street in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres).

ENTITY OR PERSONS UNDERTAKING PROJECT:

Fitschen Family Trust
1203 W. Sixth Street
Corona, Ca 92882

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

The Initial Study and other materials which constitute the records of proceedings, are available at the office of the City Clerk, City of Corona City Hall, 400 S. Vicentia Avenue, Corona, CA 92882.

Date: _____

Mayor
City of Corona

Date filed with County Clerk: _____



CITY OF CORONA INITIAL STUDY / ENVIRONMENTAL CHECKLIST

PROJECT TITLE:

CZ2018-0001 and PM2018-0001 (PM37452)

PROJECT LOCATION:

Approximately 350 feet west of Lincoln Avenue, north of Sixth Street, County of Riverside (APN: 118-201-012, -013, 118-183-022 (portion), 118-183-048, 118-183-027, 118-183-006 (portion)).

PROJECT PROPONENT:

Fitschen Family Trust
1203 W. Sixth Street
Corona, CA 92882

PROJECT DESCRIPTION:

CZ2018-0001 is an application to change the zone on approximately 0.20 acres from MP (Mobile Home Park) Zone to the C-3 (General Commercial) Zone, whereas PM2018-0001 (PM37452) is an application to subdivide 8.81 acres into two parcels in the MP (Mobile Home Park) Zone and proposed C-3 (General Commercial) Zone (0.20 acres). The subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications PM2018-0001 (PM37452) and CZ2018-0001 is to separate the commercial building from the mobile home park and change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). At this time, no development proposal is affiliated with the subject applications.

ENVIRONMENTAL SETTING:

The 8.81 acre property consists of a Mobile Home Park on approximately 8.60 acres of the project site and a 1,717square foot commercial building on approximately 0.20 acres of the site located on the north side of W. Sixth Street and west of Lincoln Avenue. The lot is relatively flat and borders a flood control channel and commercial development to the north, commercial development and Lincoln Avenue to the east, commercial development and Sixth Street to the south and a flood control channel, a vacant lot and an apartment complex to the west.

GENERAL PLAN \ ZONING:

The subject property has a zoning designation of MP (Mobile Home Park) and a General Plan designation of GC (General Commercial). The properties to the north are zoned FP1 (Flood Control Channel) and have a General Plan designation of OS (Open Space). The properties to the east, south and west are zoned C-3 (General Commercial) and have a General Plan designation of GC (General Commercial). The proposed change of zone for 0.20 acres of the project site is compatible with the properties abutting the site as well as the properties to the south beyond Sixth Street.

STAFF RECOMMENDATION:

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

- ☒ The proposed project could not have a significant effect on the environment. **Therefore, a NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project could have a significant effect on the environment, however, the potentially significant effects have been analyzed and mitigated to below a level of significance pursuant to a previous EIR as identified in the Environmental Checklist attached. **Therefore, a NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ The Initial Study identified potentially significant effects on the environment but revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to below a level of significance. **Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.**
- ☐ The proposed project may have a significant effect on the environment. **Therefore, an ENVIRONMENTAL IMPACT REPORT is required.**
- ☐ The proposed project may have a significant effect on the environment, however, a previous EIR has addressed only a portion of the effects identified as described in the Environmental Checklist discussion. As there are potentially significant effects that have not been mitigated to below significant levels, a **FOCUSED EIR will be prepared to evaluate only these effects.**
- ☐ There is no evidence that the proposed project will have the potential for adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Date Prepared: August 3, 2018

Prepared By: Lupita Garcia, Assistant Planner

Contact Person: Lupita Garcia

Phone: (951) 736-2262

AGENCY DISTRIBUTION

(check all that apply)

- ☐ Responsible Agencies
- ☐ Trustee Agencies (CDFG, SLC, CDPR, UC)
- ☐ State Clearinghouse (CDFG, USFWS, Redevelopment Projects)
- ☐ AQMD
- ☐ WQCB
- ☐ Other: Pechanga Band of Luiseno, Soboba Band of Luiseno Indians, Joseph and Luebben, Santa Rosa Band of Cahuilla Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians.

AGENCY DISTRIBUTION

☒ Southern California Edison

Southern California Edison Co.
Local Governmental Affairs
Land Use / Environmental Coord.
2244 Walnut Grove Avenue
Rosemead, CA 91770

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

1. LAND USE AND PLANNING:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with any land use plan/policy or agency regulation (general plan, specific plan, zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with surrounding land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically divide established community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 8.81 acre project site is currently designated GC (General Commercial) on the City's General Plan map. The property is zoned MP (Mobile Home Park). Application PM2018-0001 (PM37452) will enable the subdivision of one parcel to create a second parcel, as the subject property currently contains a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The purpose of applications CZ2018-0001 and PM2018-0001 (PM37452) is to separate the commercial building from the mobile home park, and to change the zone for the commercial building from MP (Mobile Home Park) to C-3 (General Commercial). Furthermore, no development is proposed on the project site as part of applications CZ2018-001 and PM2018-0001 (PM37452). The resulting change of zone is compatible with the properties abutting the site to the east, south and west, as commercial uses exist to the east and west as well as beyond Sixth Street to the south. Therefore, no mitigation is necessary.

2. POPULATION AND HOUSING:

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

Discussion:

The proposed project will subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, separating the two uses. The mobile home park will remain MP (Mobile Home Park) Zone and the zone for the commercial building will be changed to C-3 (General Commercial). Since the project site is fully developed it will not induce substantial growth or displace existing housing or people. Additionally, no physical changes to the mobile home park or to the commercial building are proposed as part of the subject applications. Therefore, no impacts would result from the proposed project.

3. GEOLOGIC PROBLEMS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fault /seismic failures (Alquist-Priolo zone) /Landslide/Liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Grading of more than 100 cubic yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Grading in areas over 10% slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantial erosion or loss of topsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Unstable soil conditions from grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Expansive soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not located within the Alquist-Priolo fault zone. The existing parcel is completely developed on relatively flat land where landslides or other forms of natural slope instability are not expected to be a significant hazard to the project site and no mitigation is warranted. Furthermore, no development proposal accompanies these change of zone and parcel map applications.

4. HYDROLOGY AND WATER QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than significant Impact	No Impact
a. Violate water quality standards/waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Deplete groundwater supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increase flooding hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Degrade surface or ground water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Within 100-year flood hazard area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase exposure to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Exceed capacity of storm water drainage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

At this time a development proposal is not affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452), as the scope of work consists of subdividing one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. In the future the applicant intends to sell the commercial parcel; therefore, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. Therefore, since no grading is affiliated with applications CZ2018-0001 and PM2018-0001 (PM37452) the project is not expected to alter drainage patterns or expose people to flooding. Additionally, based on FEMA (Federal Emergency Management Agency) flood maps, the project site does not lie within the 100 year flood zones; however, it does lie within the 500 year flood zones. Should development occur at a later date as a result of CZ2018-0001 and PM2018-0001 (PM37452) to cut and fill more than 100 cubic yards the applicant will be required to submit a precise grading plan to the Public Works Department analyzing the site's existing and proposed drainage patterns. Therefore, this is considered a less than significant impact and no additional mitigation is warranted.

5. AIR QUALITY:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with air quality plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Net increase of any criteria pollutant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 8.81-acre project site is fully developed with a 91-unit mobile home park and a 1,717 square foot vacant commercial building. The proposal to subdivide one parcel into two parcels to separate the existing mobile home park and the commercial building will not generate smoke, dust, fumes, or gas into the air. Additionally, the project will not produce dust as the site is fully developed including paving and landscaping. Furthermore, should development occur at a later date as a result of CZ2018-0001, it will be subject to all regulations pertaining to short-term and long-term emission depending on the proposed use. Therefore, the change of zone and parcel map will not result in any impacts to air quality, and mitigation is not warranted.

6. TRANSPORTATION/TRAFFIC:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

Applications CZ2018-0001 and PM2018-0001 (PM37452) are not affiliated with a development proposal, as the application will subdivide one parcel containing a mobile home park and a vacant commercial building into two parcels to separate the two uses. No physical changes to the subject site are proposed as part of applications CZ2018-0001 and PM2018-0001 (PM37452); however, the applicant is required to modify two existing driveways along Sixth Street to make them ADA compliant prior to map recordation. Additionally, West Sixth Street is fully improved and can accommodate the traffic generated by the existing uses along the street. Therefore, no mitigation is warranted.

7. BIOLOGICAL RESOURCES:

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

Discussion:

The project involves subdividing an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, a development proposal is not affiliated with this change of zone and parcel map applications. Therefore, CZ2018-0001 and PM2018-0001 (PM37452) will not impact biological resources as the subject property is fully developed and surrounded by roadways, commercial and residential development. Furthermore, the project site is not located within an MSHCP criteria area and the project is not subject to MSHCP fees per Section 16.33.140 of the Corona Municipal Code. Therefore, no mitigation is required.

8. MINERAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Loss of mineral resource or recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Per Figure 4.5-7 of the General Plan Technical Background Report, the project site is not located in an oil, gas or mineral resource site. Therefore, mitigation is not required.

9. HAZARDS AND HAZARDOUS MATERIALS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Transport, use or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Risk of accidental release of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Hazardous materials/emissions within ¼ mile of existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Located on hazardous materials site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with Airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair emergency response plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Increase risk of wildland fires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is fully developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building. The proposed parcel map and change of zone will facilitate the subdivision of one parcel into two parcels to separate the two uses and the change of zone will change the commercial building's zone from MP (Mobile Home Park) to C-3 (General Commercial). Hazardous materials are not existent as the site is fully developed. Additionally, the site is not within the Airport land use plan nor will it impair emergency response plans or increase the risk of wildland fires. Therefore, no mitigation is warranted.

10. NOISE:

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

Discussion:

The project site is fully developed with a mobile home park and a vacant commercial building. The proposed change of zone and parcel map applications are not accompanied by a development proposal at this time; however, should development be proposed in the future on the parcel containing the vacant commercial building additional CEQA review may be required depending on the proposed use. As such there are no impacts resulting from noise and mitigation is not warranted.

11. PUBLIC SERVICES:

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

Discussion:

The proposed change of zone and parcel map will have no impacts on existing City services, such as water, sewer and streets, as the infrastructure is already constructed. Also, the applicant is only seeking to subdivide an 8.81 acre parcel containing a mobile home park and a commercial building into two parcels, to separate the two uses. The application will allow for the commercial building to be located on its own commercially zoned parcel. No change will occur related to public services already serving the site. As such mitigation is not warranted.

12. UTILITIES:

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

Discussion:

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). Additionally, utilities have already been constructed in the area and Southern California Edison and Southern California Gas provide power and natural gas services to the project site. Waste Management of California provides waste collection and disposal services. The amount of household gas, power and waste currently generated by the existing uses will not change as there is no development proposal associated with the subject applications; therefore, existing services will not be impacted, and mitigation is not warranted.

13. AESTHETICS:

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

Discussion:

The project site is an improved parcel consisting of a mobile home park and vacant commercial building. The proposed change of zone and parcel map will subdivide an 8.81 acre parcel into two parcels and will change 0.20 acres from MP (Mobile Home Park) to C-3 (General Commercial), making the commercial building conforming with respect to zoning. No development is proposed related to these applications. As such, there are no aesthetic impacts and mitigation is not warranted.

14. CULTURAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a. Historical resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Archaeological resource	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Paleontological resource or unique geologic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disturb human remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

No development is proposed with change of zone (CZ2018-0001) and parcel map (PM2018-0001/PM37452). The site is fully developed with a mobile home park and commercial building; therefore, there is no potential for the project to affect historical, archaeological or paleontological resources. Therefore, mitigation is not warranted.

15. AGRICULTURE RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Williamson Act contract | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conversion of farmland to nonagricultural use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is not designated as an Agricultural Preserve under the Williamson Act and is developed with a 92-unit mobile home park and a 1,717 square foot vacant commercial building; therefore, mitigation is not warranted.

16. GREENHOUSE GAS:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gases | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with a plan, policy or regulation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is an improved site consisting of a 92-unit mobile home park and a 1,717 square foot vacant commercial building. Additionally, the proposed change of zone and parcel map applications are not associated with a development proposal. Therefore, there are no impacts to greenhouse gases and mitigation is not warranted.

17. TRIBAL CULTURAL RESOURCES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resources 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 5010.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

It is highly unlikely that the proposed project would cause substantial adverse changes in the significance of a tribal cultural resource since the site is not known to contain tribal cultural resources, as the site is fully developed with a mobile home park and a commercial building. Additionally, the project site is not listed on the California Register of Historical Resources or on the City's register of historic resources. Therefore, there would be no impacts on tribal or cultural resources and no mitigation is required.

18. MANDATORY FINDING OF SIGNIFICANCE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fish/ wildlife population or habitat or important historical sites | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cumulatively considerable impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantial adverse effects on humans | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

d. Short-term vs. long-term goals

☐☐☐☒

Discussion:

PM2018-0001 (PM37452) and CZ2018-0001 16-003 will not have a significant negative impact on fish or wildlife as no development is proposed with the applications. The site is fully developed with a mobile home park and a commercial building; therefore, since the site is already developed it can be determined that the property does not contain bodies of water, known wildlife habitat, important historical resources, or cumulative considerable impacts and mitigation is not warranted.

19. PREVIOUS ENVIRONMENTAL ANALYSIS:

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

DOCUMENTS INCORPORATED BY REFERENCE:

1. City of Corona General Plan, March 17, 2004
2. City of Corona General Plan Technical Background Report, March 2004
3. GIS Aerial Map