



CITY OF CORONA

NOTICE OF PREPARATION

TO:	Attached Distribution List	FROM:	Jason Moquin, Senior Planner 400 S. Vicentia Ave. Corona, CA 92882
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SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The **City of Corona** will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

This Notice of Preparation contains the location, background, and description of the project (refer to attached figures for regional location, vicinity map, and project site plan). An initial study has not been prepared for the proposed project, as the City has determined that all but one of the environmental issues (mineral resources) found on the City's environmental checklist will be addressed in the EIR. The issues to be addressed in the EIR include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation/Traffic
- Utilities
- Mandatory Findings of Significance

<input type="checkbox"/>	A copy of the Initial Study IS attached.
<input checked="" type="checkbox"/>	A copy of the Initial Study IS NOT attached.
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	A scoping meeting WILL be held by the lead agency.
<input type="checkbox"/>	A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: March 4, 2014	Time: 6:30 PM	Location: City of Corona Public Library – 650 S. Main Street, Corona
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Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Jason Moquin, Senior Planner, at the address shown above, by **March 4, 2014**. We will need the name of a contact person in your agency.

Project Title:	Skyline Heights Project
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):	The project area is located generally south of the proposed westerly extension of Foothill Parkway, east of Paseo Grande and west of Trudy Way. The project area includes 38 parcels totaling 421.2 acres, all of which are located in the unincorporated area of Riverside County but within the City of Corona Sphere of Influence. See Figure 1 below for an illustration of the Project site location.
Project Description:	The project involves the annexation of 421.2 acres into the City of Corona. The annexation is accompanied by a tentative tract map to subdivide approximately 271 acres into 291 single family residential lots. The development will also include non-buildable lettered lots that will be set aside for landscaping and natural open space, streets and utilities. Richland Developers is the project proponent and has submitted the following applications to the City of Corona: <ul style="list-style-type: none"> ▪ General Plan Amendment 13-003 (GPA13-003): Amendment to Corona’s General Plan Sphere of Influence Land Use Plan (westerly sphere) to amend 421.2 acres from Rural Residential I (0.2 – 0.5 dwelling units/acre) to Low Density Residential (3-6 du/ac) on 384.47 acres and Open Space on 36.73 acres. ▪ Change of Zone 13-002 (CZ13-002): Application to prezone 36.73 acres to Open Space, 113.56 acres to Agriculture and 270.91 acres to R-1-7.2 (single family residential, 7,200 square foot minimum lot size) located in the city’s sphere of influence (westerly sphere) to facilitate the annexation of the property into the City of Corona. ▪ Annexation 117: Annexation of 421.2 acres from the unincorporated area of Riverside County into the City of Corona. ▪ Tentative Tract Map 36544 (TTM 36544): Subdivision of 270.91 acres into 291 single family residential lots including numerous lettered lots to be set aside for open space, slope landscaping, streets and utilities in the proposed R-1-7.2 Zone being proposed under CZ13-002. See Figure 2 below for an illustration of the proposed Project site plan.
Project Applicant (if any):	Richland Developers
California Environmental Protection Agency Hazardous Waste List (if applicable):	N/A

Date: <u>January 31, 2014</u>	Signature:	
	Title:	Senior Planner
	Telephone:	(951) 736-2268

Consulting firm retained to prepare draft EIR (if applicable):

Name:	PCR Services Corporation
Address:	1 Venture Plaza, Suite 150
City/State/Zip:	Irvine, CA 92618
Contact Person:	David A. Crook, AICP, Principal Planner

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.