



# NOTICE OF PREPARATION AND SCOPING MEETING CITY OF CORONA

**Date:** August 14, 2018

**Subject:** Notice of Preparation (NOP) and Scoping Meeting for the Corona General Plan Interim Technical Update Environmental Impact Report

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

**Lead Agency/Sponsor:** City of Corona, Community Development Department

**Project Title:** City of Corona General Plan Update

NOTICE IS HEREBY GIVEN that the City of Corona will prepare an environmental impact report (EIR) for the City of Corona General Plan Interim Technical Update. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this Notice of Preparation (NOP). Consistent with § 15168 of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the project at a programmatic level. The proposed project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of this General Plan Update. However, the program EIR can serve to streamline environmental review of future projects.

**Notice of Preparation:** The City of Corona, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. Comments in response to this notice must be submitted in writing at the address below at the close of the 30-day NOP review period, by 5:00 PM on September 14, 2018:

Terri Manuel, AICP, Planning Manager  
City of Corona  
400 S. Vicentia Avenue  
Corona, CA 92882

**Scoping Meeting:** The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR. The Scoping Meeting will be held on August 30, 2018 at 7:00 p.m. to 8:30 p.m. at the Circle City Center, 365 North Main Street, Corona, 92880 .

Signature:

Name:

Terri Manuel, AICP, Planning Manager

## Project Location

As shown on Figure 1, Corona is the northwestern-most City in Riverside County. It is bordered by the County of Orange to the west, San Bernardino County to the north, unincorporated communities in the County of Riverside to the east and south, and the incorporated cities of Norco, Anaheim, Lake Elsinore, Chino Hills, Eastvale, Riverside, and Yorba Linda. The city is accessed by State Route 91 (SR-91) and Interstate 15 (I-15).

## Project Description

The City of Corona is in the process of preparing a technical update to its existing General Plan. The update is expected to be completed in 2019 and will guide the City's development and conservation for the next 20 years to 2040.

State law requires that a general plan contain eight elements: land use, circulation, housing, open space, noise, safety, environmental justice, and conservation. The contents of these elements are outlined in state law. The City of Corona General Plan Technical Update would bring the General Plan into compliance with recently enacted state laws and reflect current data as well as public and staff participation. The proposed project would organize all elements into five broad categories:

- » Community development: how development is maintained and enhanced and how new development occurs. It addresses land uses, community design, housing, economic development, and historic preservation.
- » Infrastructure and public services: the provision of infrastructure and services that support residents and businesses. It includes parks and recreation, schools, libraries, circulation, infrastructure and utilities, and other public services.
- » Environmental resources: addresses a wide variety of resources, including the management of open space and conservation of natural resources such as water, soils, plants and wildlife, views, air, and energy.
- » Health and environmental justice: addresses new state requirements related to pollution burdens, equitable environmental and public health, and wellness.
- » Public safety and hazards: protects residents from the impacts of natural hazards. This element includes natural hazards (flooding, seismic, wildfire), human-caused hazards (hazardous materials), and noise.

The purpose of the Corona General Plan is to create a policy framework that articulates a vision for the city's long-term physical form and development, while preserving and enhancing the quality of life for Corona's residents. The key components of this project will include broad community goals for the future of Corona and specific policies and implementing actions that will help meet the goals.

The land use designations in the City of Corona and its SOI will remain as designated under the current General Plan. Table 1 provides a statistical summary of the buildout potential associated with the General Plan compared to existing conditions.

**Table 1 Buildout Statistical Summary**

Scenario	Acres	Units	Households	Population	Non-residential Square Feet	Employment
<b>Existing Conditions</b>						
City	25,551	48,532	46,979	165,366	52,278,846	70,972
SOI	16,515	10,896	10,351	37,264	3,436,459	4,346
Total	42,066	59,428	57,330	202,630	55,715,305	75,318
<b>Proposed General Plan / Current General Plan</b>						
City	25,551	54,026	52,297	184,086	61,794,650	84,395
SOI	16,515	16,913	16,067	57,842	20,397,007	22,079
Total	42,066	70,939	68,364	241,928	82,191,657	106,474

## Public Agency Approvals

The proposed project would require adoption by the Corona City Council. The Planning Commission and other decision-making bodies would review the proposed project and make recommendations to City Council. While other agencies may be consulted during the General Plan Update process, their approval is not required for adoption of the General Plan Update. However, subsequent development under the General Plan Update may require approval of state, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

## Environmental Factors Potentially Affected

The proposed project could potentially affect the following environmental factors, and each will be addressed in the EIR:

- » Aesthetics
- » Air Quality
- » Agricultural & Forest Resources
- » Biological Resources
- » Cultural Resources
- » Geology/Soils
- » Greenhouse Gas Emissions
- » Hazards and Hazardous Materials
- » Hydrology/Water Quality
- » Land Use and Planning
- » Mineral Resources
- » Noise
- » Population and Housing
- » Public Services
- » Parks and Recreation
- » Transportation and Traffic
- » Utilities and Service Systems
- » Tribal Cultural Resources

### ATTACHMENTS:

- » Figure 1: Regional Location
- » Figure 2: Aerial Photograph
- » Figure 3: Proposed Land Use Plan (City)
- » Figure 4: Proposed Land Use Plan (Sphere of Influence)



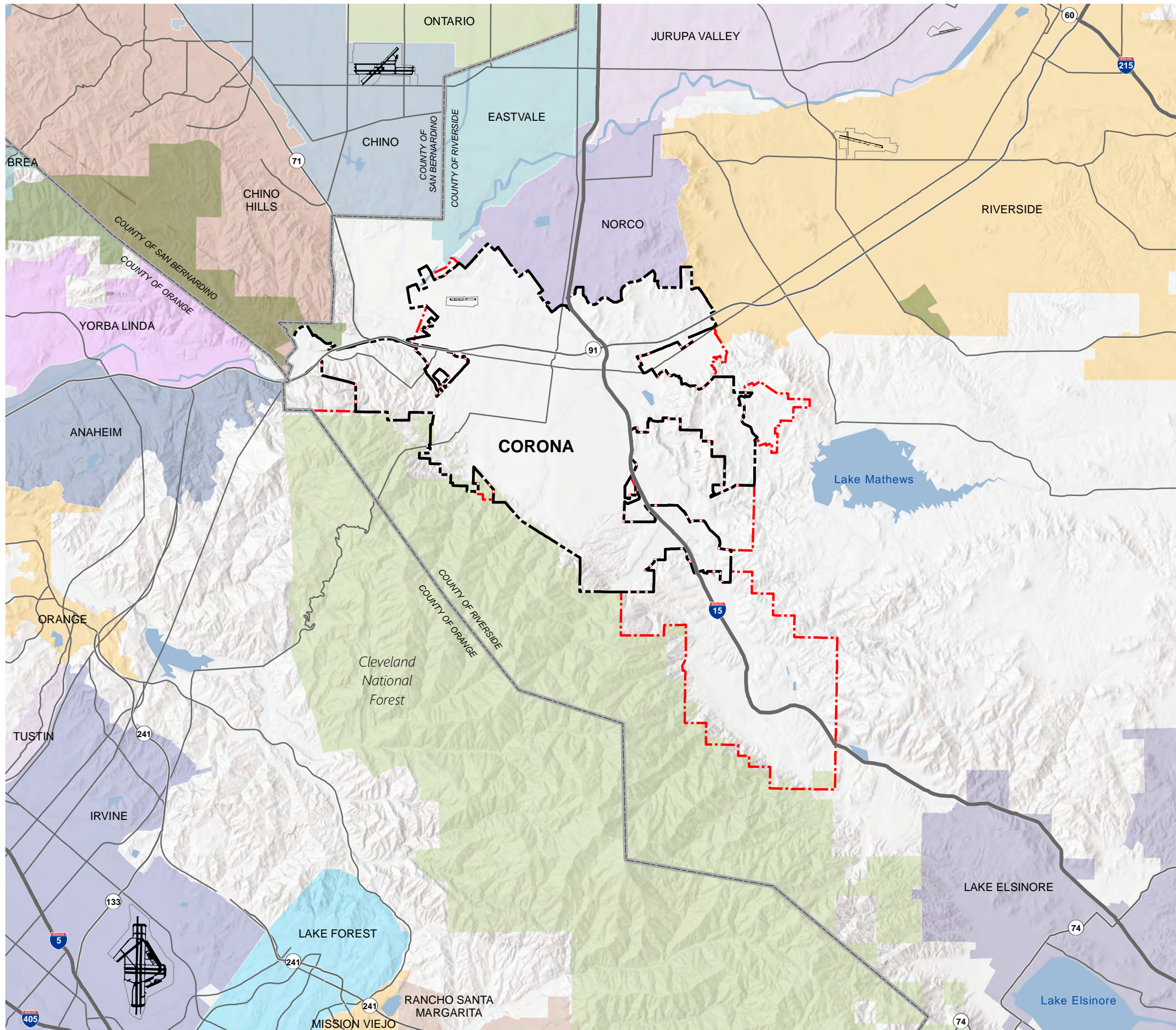






Figure 1  
REGIONAL MAP

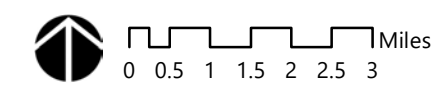
Legend

-  City Boundary
-  Sphere of Influence Areas
-  National Parks and Forests
-  State Parks and Forests

Source:  
 City of Corona 2017  
 County of Riverside 2017  
 County of Orange 2017  
 County of San Bernardino 2017  
 US Forest Service 2017



**CORONA**  
General Plan Draft EIR



Date Saved: 7/18/2018



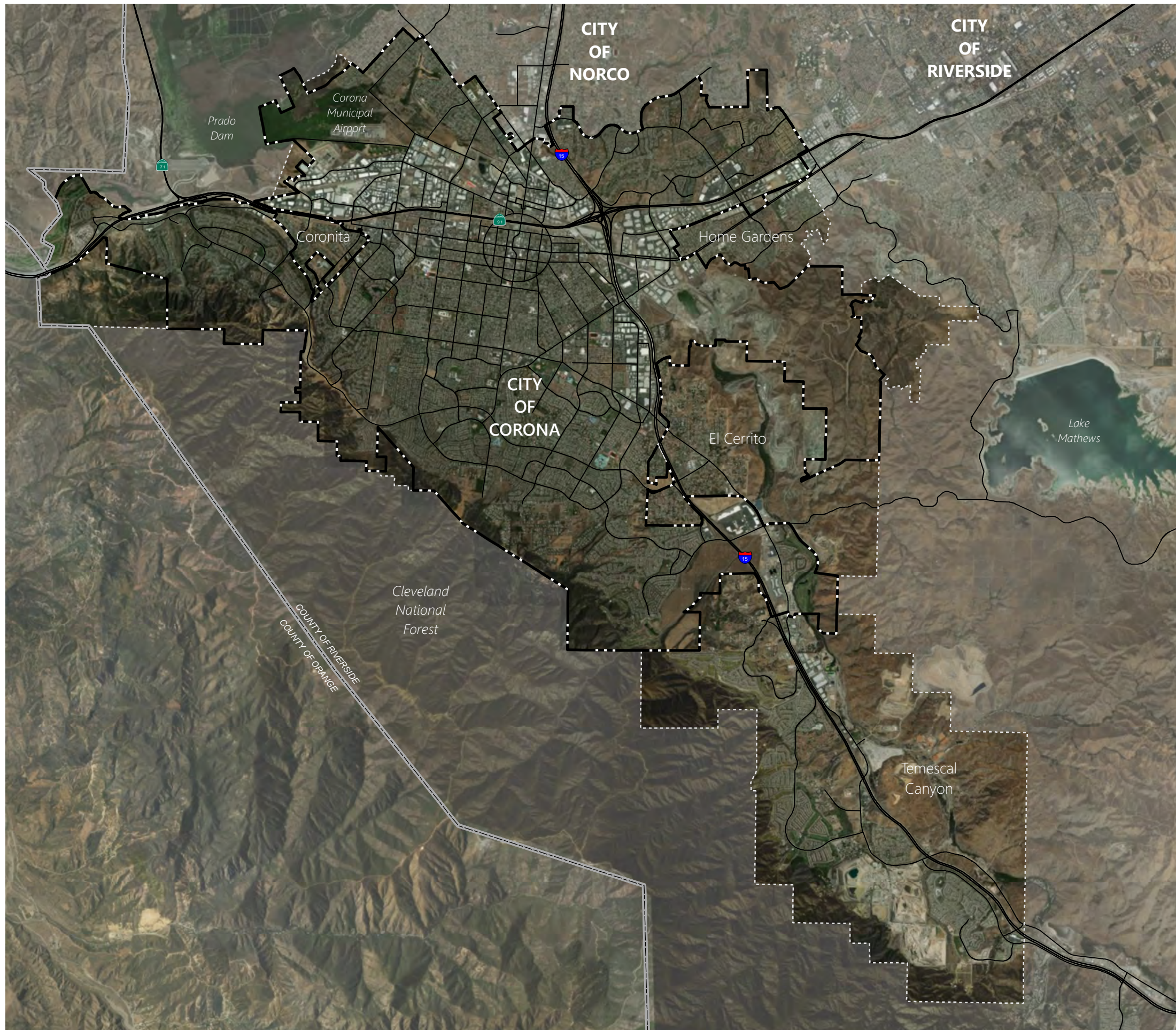




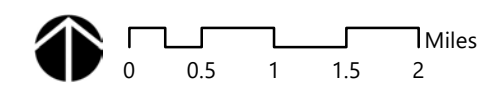
Figure 2  
CITYWIDE AERIAL

- Legend
-  City Boundary
  -  Sphere of Influence Areas

Source:  
City of Corona 2017



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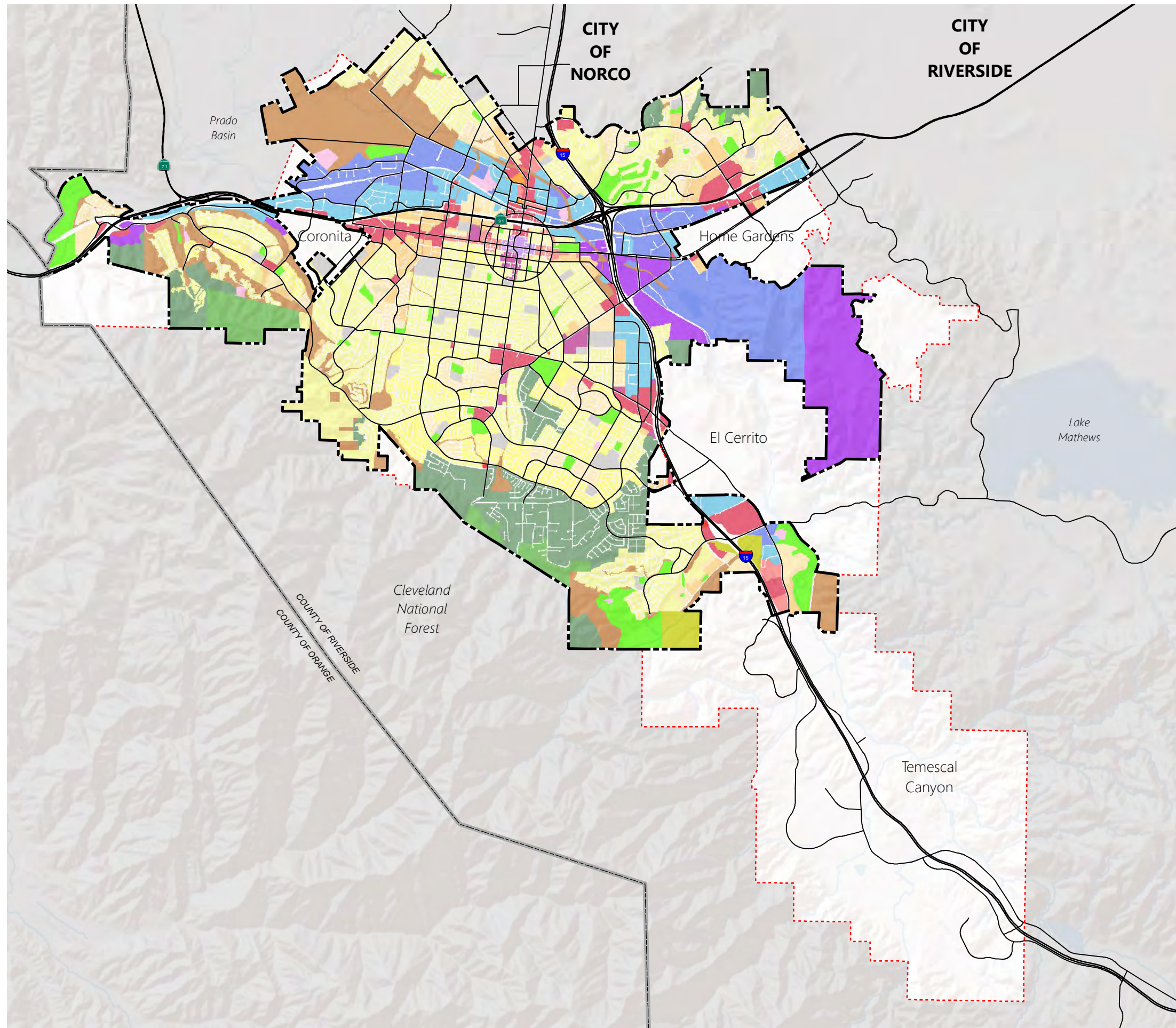


Figure 3  
**PROPOSED LAND USE PLAN**  
 CITY OF CORONA

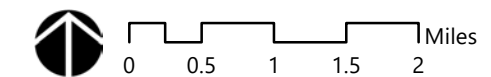
**Legend**

-  City Boundary
-  Sphere of Influence Areas
-  Agriculture (AG)
-  Estate Residential (ER)
-  Rural Residential (RR 2)
-  Low Density Residential (LDR)
-  Low Medium Density Residential (LMDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Urban Density Residential (UDR)
-  General Commercial (GC)
-  Office Professional (OP)
-  Mixed Use Downtown (MUD)
-  Mixed Use: Commercial/Residential (MU 1)
-  Mixed Use: Industrial/Commercial (MU 2)
-  Light Industrial (LI)
-  General Industrial (GI)
-  Parks, Open Space Recreational (P, OS/R)
-  Open Space General (OS, OS/G)
-  School (S)
-  Fire Station (FS)
-  Utility (U)

Source:  
 City of Corona 2017



**CORONA**  
 General Plan Draft EIR





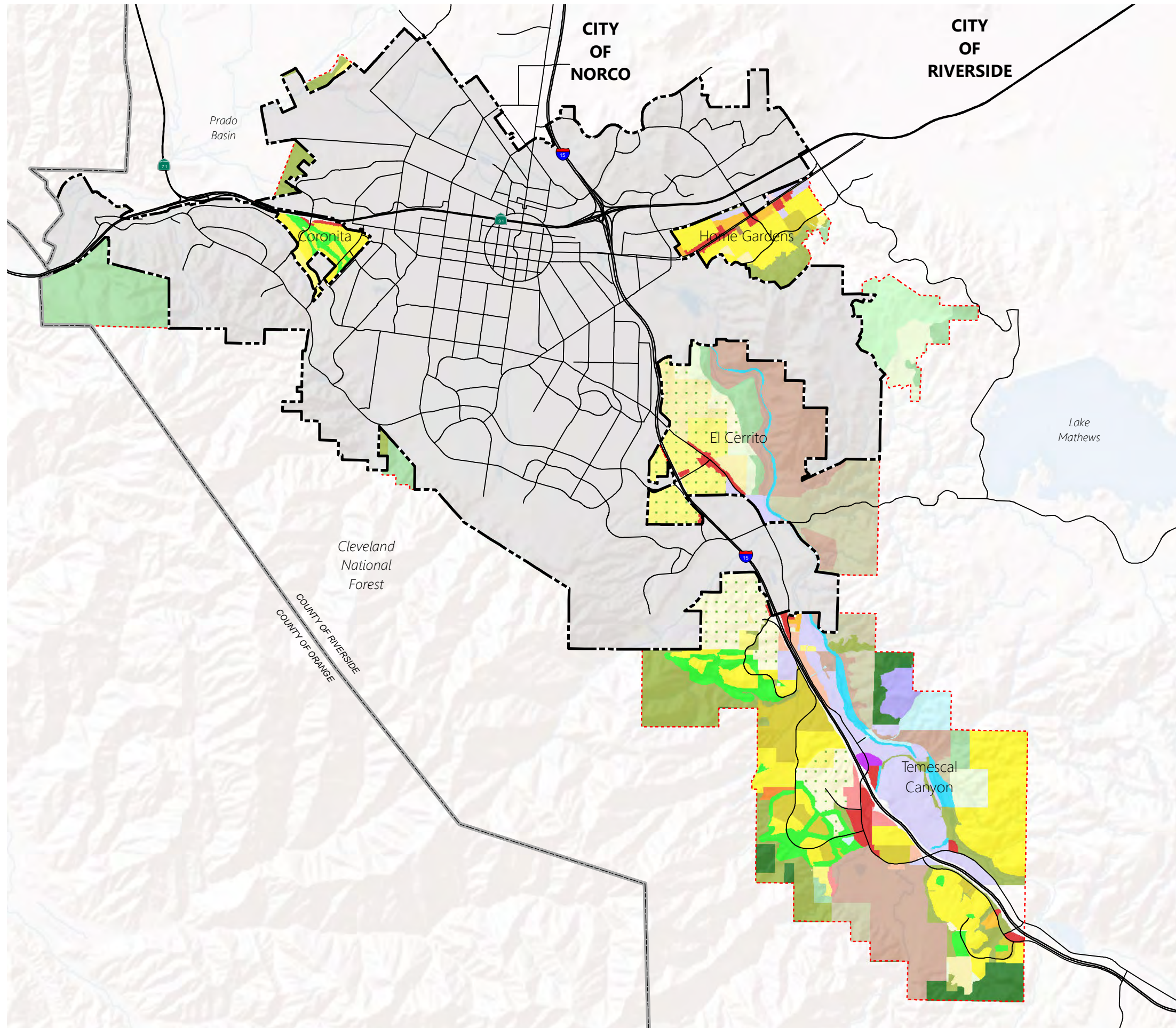


Figure 4  
**PROPOSED LAND USE PLAN**  
 SPHERE OF INFLUENCE AREAS

**Legend**

- City Boundary
- Sphere of Influence Areas
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Rural Residential
- Rural Mountainous
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- City

Source:  
 Riverside County 2017



**CORONA**  
 General Plan Draft EIR

