



**CITY OF CORONA
NOTICE OF PREPARATION**

**Notice of Preparation of a Subsequent Environmental Impact Report
to the Green River Ranch Specific Plan EIR**

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Corona, Lead Agency

PROJECT TITLE: Green River Ranch Specific Plan Amendment and Industrial Park Project

APPLICANT: PSIP WR Green River, LLC (Western Realco)

PUBLIC COMMENT PERIOD: August 29, 2022 through September 28, 2022

INTRODUCTION AND PURPOSE OF THE NOTICE OF PREPARATION: The purpose of this Notice of Preparation (NOP) is to notify reviewing agencies, Responsible and Trustee Agencies, organizations and members of the public, that the City of Corona (City) as Lead Agency will be preparing a Draft Subsequent Environmental Impact Report (SEIR) for the Green River Ranch Specific Plan Amendment.

The City is requesting comments on the Draft SEIR pursuant to State of California Environmental Quality Act (CEQA) Guidelines §15082. The City requests your views or those of your agency as to the scope and content of the environmental information. This NOP and the Project description, location, and other related documents and information can be accessed at:

<https://www.coronaca.gov/government/departments-divisions/building/projects>.

SCOPING MEETING: As part of the public review process, the City will hold a public scoping meeting regarding the Draft SEIR and Project to receive additional public comments and suggestions on information that should be included in the environmental analysis of the Project as it relates to

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CEQA. The public scoping meeting will be held on September 22, 2022, from 5:00 p.m. to 6:00 p.m. at Corona City Hall, Multi-Purpose Room, 400 S. Vicentia Avenue, Corona, CA 92882.

Public comments can also be emailed to Sandra.Yang@CoronaCA.gov or mailed to CITY OF CORONA, CITY HALL, Planning and Development Department, 400 South Vicentia Avenue, Corona, California 92882 to the attention of Sandra Yang, Senior Planner.

PROJECT LOCATION: The ±160.4-acre Green River Ranch Specific Plan (GRRSP) Planning Area is located within the western portion of the City within the County of Riverside, California (Figure 1: Project Vicinity). Regional access to the Specific Plan area is available from State Route 91 (SR 91) and Green River Road. More specifically, the Specific Plan area is located south of SR 91, southwest of Dominguez Ranch Road, and southeast of Fresno Road. Green River Road bisects a small portion of the Specific Plan area in an east-west alignment. According to the U.S. Geological Survey (USGS), Black Star Canyon Quadrangle topographic map sheet (7.5-minute series), the Specific Plan area is located in Sections 30 and 31, Township 3 South, Range 7 West.

BACKGROUND: The original GRRSP was approved by the City of Corona in 2001 (Specific Plan SP00-001). The Specific Plan was reviewed and analyzed pursuant to CEQA under the GRRSP EIR, which was certified by the City in 2001. The approved Specific Plan divides the Specific Plan area into seven Planning Areas (PAs) and calls for development of three land uses - Mixed Use (MU), Commercial-General (C-G), and Estate Residential (RE), with each land use requiring subsequent approval of a Precise Plan to implement development (Figure 2: Existing GRRSP Land Use Plan and Planning Areas).

The Western Riverside County MSHCP was approved after the GRRSP was approved, placing the Specific Plan area within the MSHCP Temescal Area Plan and specifically in Subunit 1 (Santa Ana River to Santa Ana Mountains), Criteria Cells 1702, 1704, 1811, and 1812. These Criteria Cells support the Proposed Constrained Linkage 1 (PCL-1). Projects occurring in the Criteria Area are subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process to determine if portions of the Project may be needed for inclusion in the MSHCP Conservation Area for permanent open space preservation.

PROJECT DESCRIPTION: The Project Applicant is seeking an amendment to the GRRSP to rearrange the previously approved land uses, slightly expand the Specific Plan boundary, and to designate a large portion of the GRRSP Planning Area as open space for permanent preservation to comply with the Western Riverside County MSHCP. The proposed reconfiguration of land uses would result in a total of six PAs including: 5.5 acres of “General Commercial” uses on proposed PA 4; ±49.52 acres of “Business Park Industrial” (BPI) uses on proposed PAs 1, 2, and 3; up to 32 “Estate Residential” lots on ±20.39 acres on proposed PA 5; ±83.55 acres of “Open Space General” land uses on proposed PA 6; and 1.44 acres of road (Figure 3: Proposed GRRSP Land Use Plan and Planning Areas). Based on the proposed land use changes associated with the GRRSP Amendment, buildout of the GRRSP planning area would result in up to the following development potential:

Table 1: Green River Ranch Specific Plan Amendment Development Potential

Business Park Industrial	746,330 Square Feet
Commercial-General	19,600 + 150 Room Hotel
Estate Residential	32 Dwelling Units
Total Open Space	83.55 Acres
Total Roads	1.44 Acres

In addition to the GRRSP Amendment, the Project includes an entitlement request that would result in the development of a business park consisting of five industrial buildings on 49.52 acres within proposed PAs 1, 2 and 3. The proposed business park industrial project would result in the construction and operation of up to 746,330 square feet of industrial uses.

Consequently, the proposed Project includes both programmatic and project-specific components. The programmatic component consists of the proposed Specific Plan Amendment affecting the entire 160.40-acre planning area that would change and reconfigure the overall land uses and development standards governed by the GRRSP. The SEIR will analyze the programmatic component of the Project contained in the SEIR, addressing the GRRSP Amendment and development potential described above and summarized in Table 1. In addition, the SEIR will analyze the project-specific component of the Project that would result in the development of five (5) Business Park Industrial buildings encompassing up 746,330 square feet of industrial uses within PAs 1, 2 and 3.

The Project’s proposed entitlements consists of applications for the following:

- General Plan Amendment No. 2020-0002 (GPA2020-0002),
- Specific Plan Amendment to the GRRSP (SPA2020-0006),
- Tentative Tract Map No. 39763 (TTM 37963), and
- Precise Plan No. 2020-0004 (PP2020-004) pertaining to the industrial park component of the proposed Project in PAs 1, 2 and 3.

GENERAL PLAN AMENDMENT: GPA2020-0002

The City of Corona General Plan designates the GRRSP Planning Area as “Mixed Use: Industrial/Commercial (MU2),” “General Commercial (GC),” and “Estate Residential (ER),” and designates property along Dominguez Ranch Road that is proposed to be added to the Specific Plan boundary as “Open Space – General (OS-G)”. GPA2020-0002 proposes to: i) change the MU2 designation on approximately 5.5 acres located north of Green River Road to GC; ii) change the current configuration and designation of MU2, GC, ER, and OS-G on 49.52 acres south of Green River Road to Light Industrial (LI); iii) change the current configuration and designation of MU2 and ER on approximately 20.39 acres south of the proposed LI areas to ER; and iv) change the configuration and designation of ER on 83.55 acres located south of the proposed ER to Open Space.

SPECIFIC PLAN AMENDMENT: SPA2020-0006

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The approved GRRSP designates 31.5 acres of the as “Mixed Use,” 5.8 acres as “Hotel/Mixed Use Office,” 5.0 acres as “General Commercial”, and 98.2 acres as “Estate Residential”, with the remaining portions of the site designated for manufactured slopes and public streets.

SPA2020-0006 proposes to redesignate 5.5 acres located north of Green River Road from “Mixed Use” to “General Commercial” as part of proposed Planning Area 4. Additionally, the land uses located south of Green River Road would be redesignated from “Mixed Use,” “Hotel/Mixed Use Office,” and “General Commercial” to BPI on 49.52 acres within proposed Planning Areas 1, 2, and 3; “Estate Residential” would occur on 20.39 acres within proposed Planning Area 5, and “Open Space – General” would cover 83.55 acres as Planning Area 6, which is intended for conveyance to the Riverside Conservation Authority (RCA) for inclusion in the MSHCP Conservation Area. Onsite roadways would be reconfigured to provide a single north-south oriented access road (Street A), which would connect to Green River Road in the north and provide primary vehicular access to Planning Areas 1, 2, 3, and 5.

In addition to amending the land uses, SPA2020-0006 proposes a conceptual grading plan and a conceptual infrastructure plan; amendments to development standards to govern future development of the GRRSP Planning Area; and includes design Guidelines for site planning, architectural character, and landscape architecture to articulate the intended character of future development. SPA2020-006 also includes an implementation chapter that would govern development phasing, financing, maintenance responsibilities, and administration of the Specific Plan.

TENTATIVE TRACT MAP: TTM 37963

TTM 37963 proposed to subdivide 154.90 acres of the Specific Plan area located south of Green River Road into nine (9) lots. The lots would be in Planning Areas 1, 2, 3, 5, and 6 proposed by SPA2020-0006.

The Assessor Parcel Numbers (APNs) for the Project include:

101-180-014; 101-180-015; 101-180-017; 101-180-034; 101-180-035; 101-180-037; 101-180-038; and 101-190-034.

PRECISE PLAN NO. 2020-0004 (PP2020-004)

P2020-004 covers the proposed industrial park component of the Project within PAs 1, 2, and 3. The Precise Plan includes detailed site planning, architectural treatments, landscaping details, and a signage plan for the future construction of five (5) light industrial buildings within the proposed BPI land use designation. The building sizes range from 86,600 square feet to 296,737. The total building square footage planned within the BPI designation is 746,330 square feet.

The Project’s grading plan calls for the creation of development pads to accommodate the construction of the five (5) light industrial buildings. The development pads are designed to be flat to very gently sloping to accommodate flat building foundations and parking areas. The pads will be higher in elevation compared to Green River Road, and Street A will increase in grade as it extends south from

Green River Road. Manufactured slopes are designed around the development pads, with the manufactured slopes transitioning into the natural condition at certain perimeters. The permanently disturbed area is estimated at 64.8 acres, with an additional 2.76 acres temporarily disturbed for construction. Approximately 1,267,300 cubic yards of cut and 1,120,300 cubic yards of fill are anticipated. Earthwork volumes are expected to balance after compaction.

The maximum extent of off-site improvements would include improvements to roads and utilities impacting a total of 12.8 acres (Figure 4: Proposed GRRSP Development Onsite and Offsite). The majority of the off-site improvements would be adjacent to the Modified Project within the roadway of Fresno Road, Green River Road, and Dominguez Ranch Road, and surrounding the proposed General Commercial PA 4 area. Further east from the Modified Project, off-site improvements would also occur within the roadway of the connection at Green River Road and Palisades Drive and within the adjacent undeveloped land to the north and east of Palisades Drive prior to the connection at Green River Road.

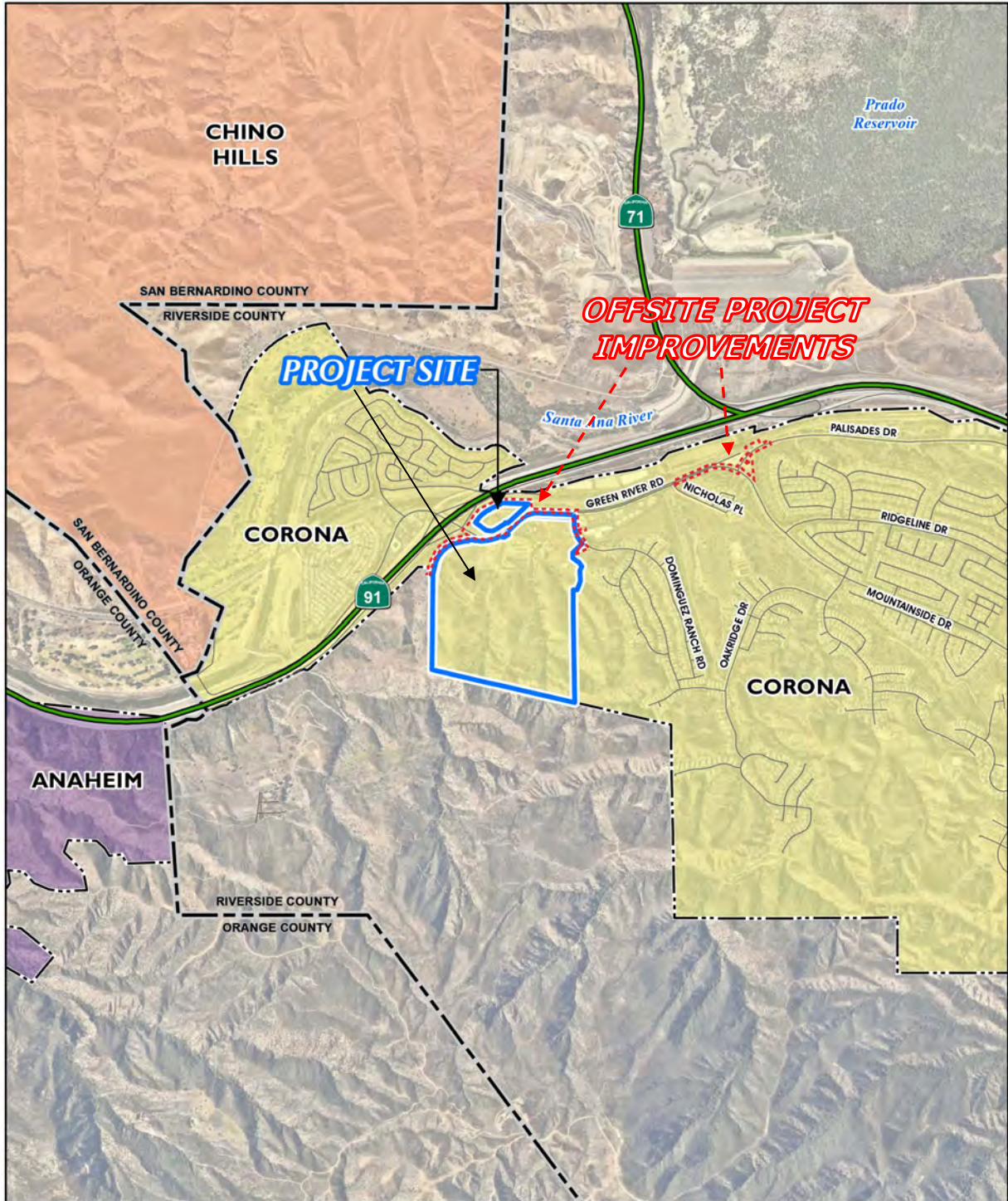
Development proposed by the Precise Plan for the BPI portion of the Project will be evaluated at a project-specific level of detail in the SEIR, while the remaining areas of future development in the GRRSP as amended will be evaluated at a programmatic level of detail.

ENVIRONMENTAL EFFECTS TO BE EXAMINED IN THE SEIR: Consistent with CEQA Guidelines Section 15162, the purpose of an SEIR is to identify and consider any new or substantially more severe significant adverse impacts to the environment from proposed modifications to a previously approved project and to identify measures that can reduce, avoid, or mitigate significant adverse impacts. No Initial Study has been prepared because the City has determined that the proposed modifications to the Project in comparison to the Project as analyzed in the 2001 GRRSP FEIR require analysis of all environmental topics as follows:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

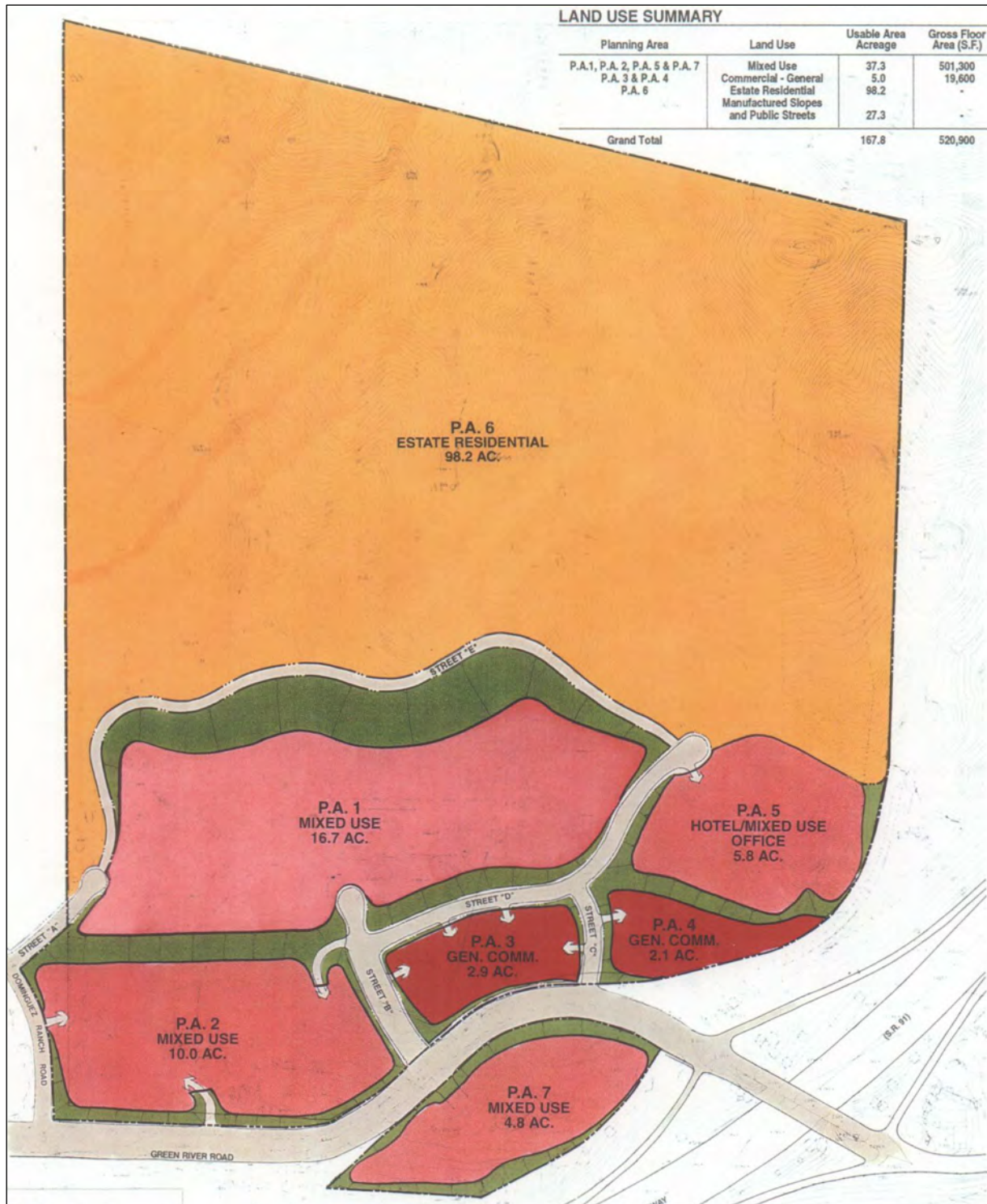
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Figure 1: Project Vicinity



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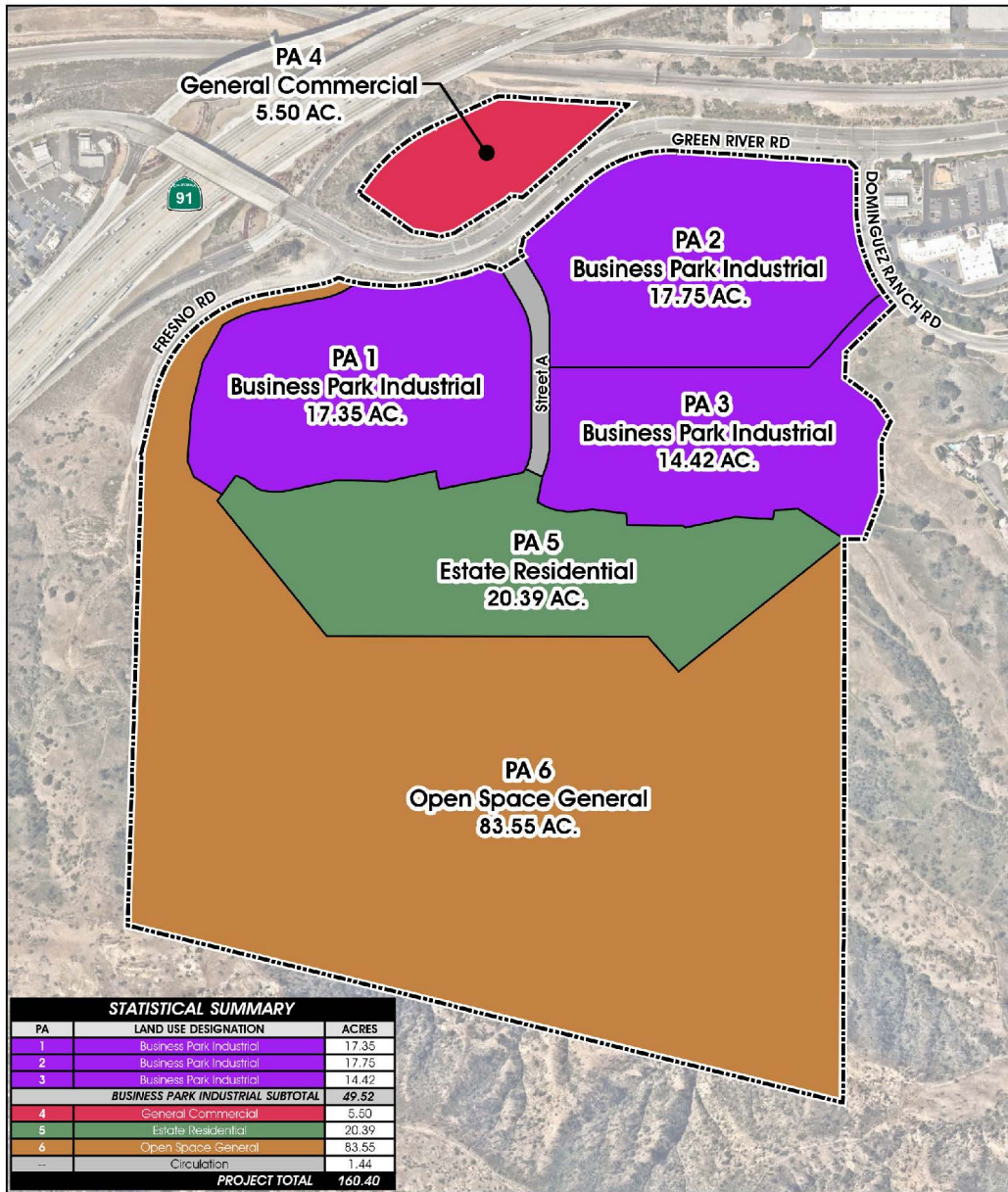
Figure 2: Existing GRRSP Land Use Plan and Planning Areas



Source: City of Corona, Green River Ranch Specific Plan, 2001

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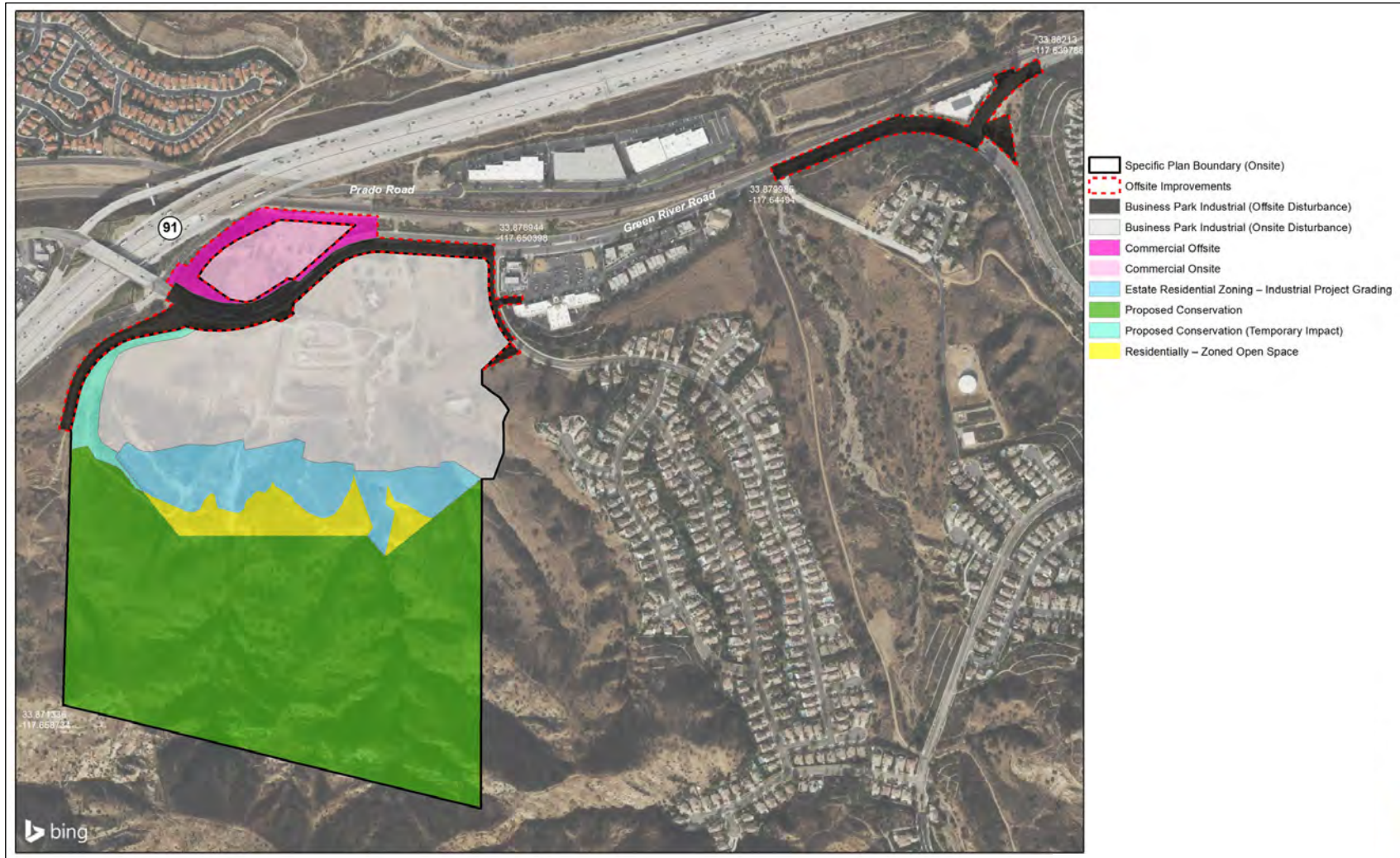
Figure 3: Proposed GRRSP Land Use Plan and Planning Areas



Source: T&B Planning, 2022

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Figure 4: Proposed GRRSP Development Onsite and Offsite



Source: Glenn Lukos Associates, Inc., 2022