



Green River Ranch Project: Scoping Meeting on Preparation of Draft Subsequent Environmental Impact Report



September 22, 2022

Meeting Overview

- Introductions
- Description of Proposed Project
- Timeline of the Draft Subsequent Environmental Impact Report (Draft SEIR) & Information covered in the SEIR.
- Public comments on the Proposed Project during public comment period.

Introductions

City Staff:

- Sandra Yang, Senior Planner
- Jay Eastman, Planning Manager
- Joanne Coletta, Director

Consultant to the City preparing the Draft SEIR

Enplanners, Inc.

- Raymond Hussey, Project Manager
- Noah Ridlon, Environmental Planner

Project and SEIR Timeline

Notice of Preparation of the Draft SEIR Circulated 30 Days (Aug 29 – Oct 11, 2022)

Preparation of Draft SEIR

Planning & Housing Commission Public Hearing

2023



Public Scoping Meeting on Draft SEIR September 22, 2022

Notice of Completion of DSEIR & Available for Public Review (45 Days)

City Council Public Hearing and Certification of Final SEIR

Information Covered in an EIR

Environmental topics discussed include:

- 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

Scoping Meeting

Purpose:

- Receive comments from the public on the environmental concerns that should be included in the discussion in the SEIR.

Meeting Format:

- Staff will take public comments on the scope of the SEIR following the presentation.
 - Verbal
 - Written
- Participants providing verbal comments, please raise your hand.
- Written comments can be provided on the “comment sheet” and submitted to city staff.
- Staff and consultant will be writing down verbal comments.

Overview of the Green River Ranch Project

Project Applicant:
PSIP WR Green River LLC
➤ Jeremy Mape

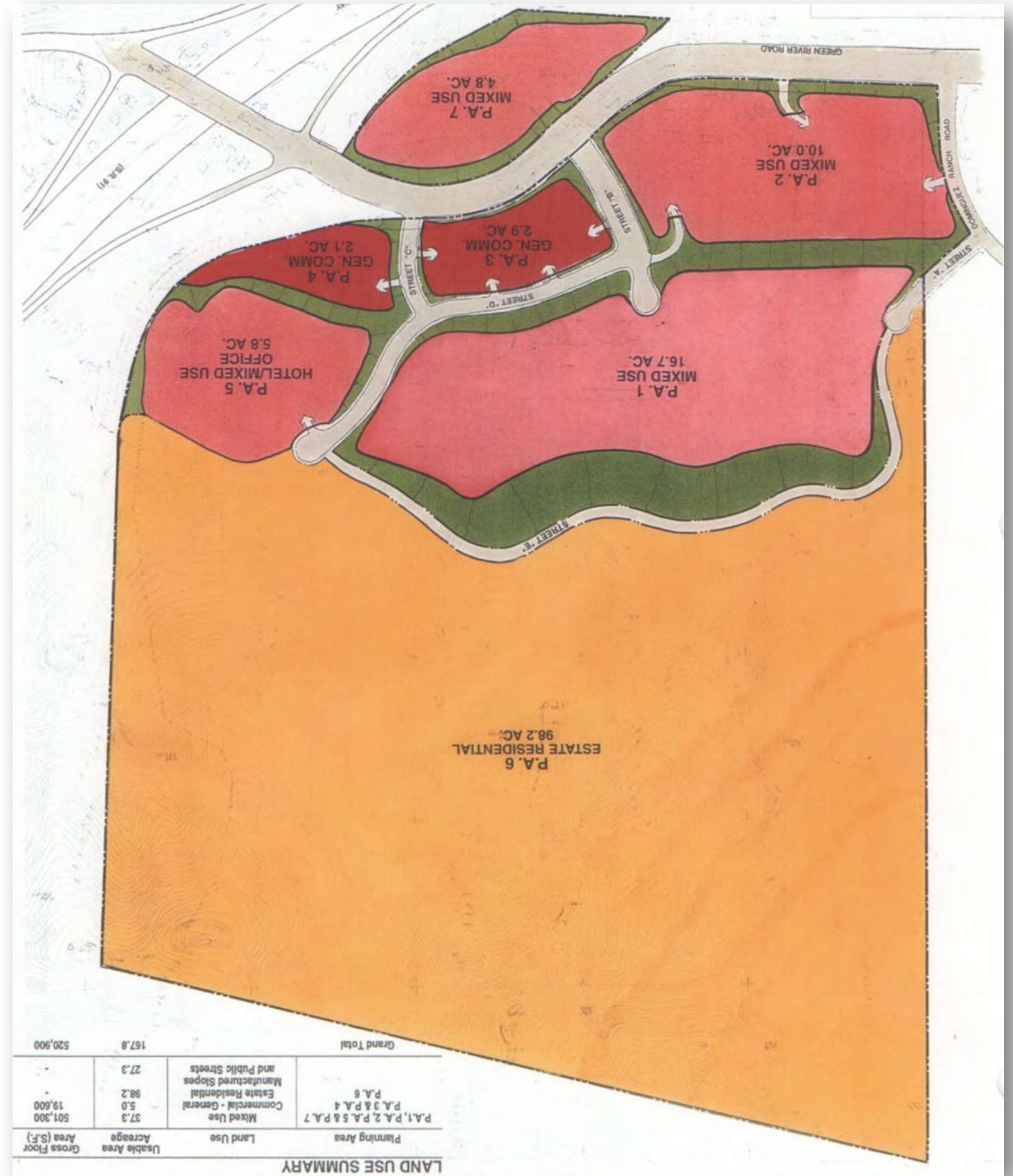


Green River Ranch Specific Plan Approved (2001)

Approved Specific Plan

- Total Planning Area Acreage: 165.33 Acres
- Mixed Use (Commercial and Industrial): 59.01 acres & 501,300 Square Feet (SF) & 150 room hotel
- Commercial-General: 8.12 acres & 19,600 SF
- Estate Residential: 98.2 acres & 32 dwelling units

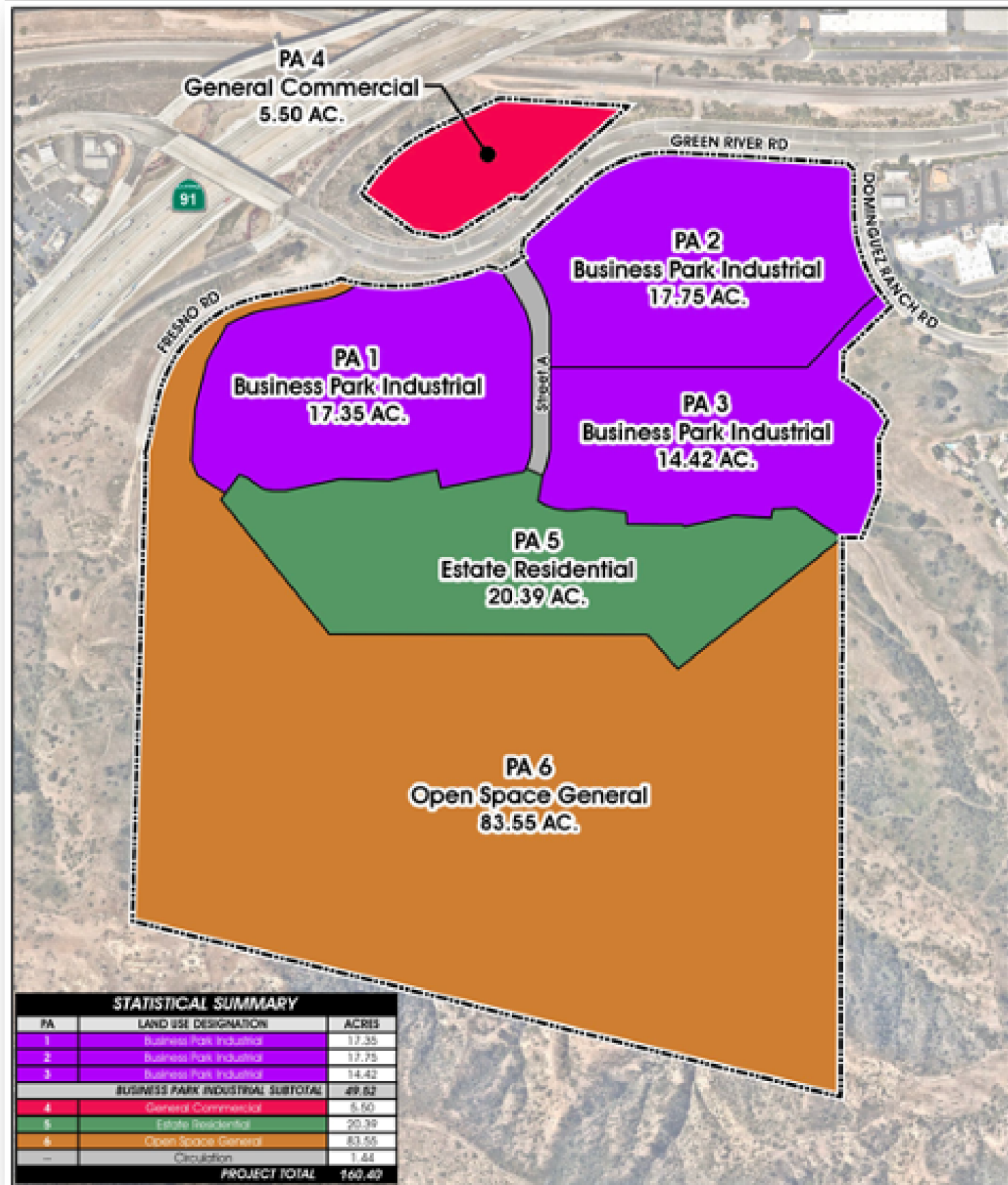
(Roads originally included in total acreage)



Green River Ranch Specific Plan: 2001 Artistic Rendering of Potential Mixed Use Commercial/Industrial Development



Green River Ranch Specific Plan Proposed (2022)



Proposed GRRSP Amendment (Modified Project)

- Total Planning Area Acreage: 158.96 Acres
- Business Park Industrial (BPI): 49.52 acres & 746,330 SF
- Commercial-General: 5.5 acres & 19,600 SF & 150 room hotel
- Estate Residential: 20.39 acres & 32 dwelling units
- Open Space: (83.55 acres)

(Area not within a Planning Area: 1.44 acres for Roads)

Proposed Green River Ranch Business Park Industrial Development

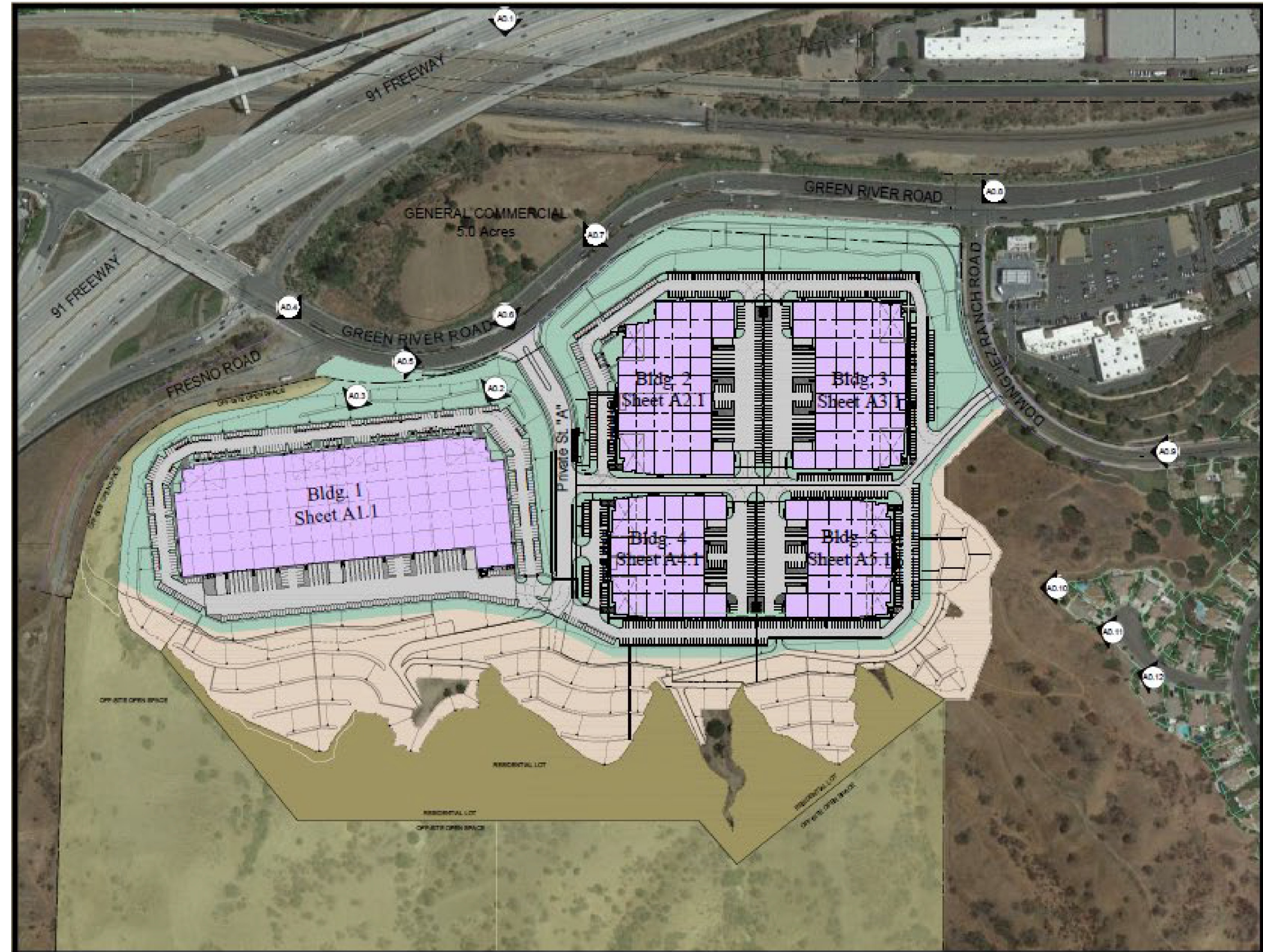


Approved vs. Modified Project Land Use Comparison

Land Use	Change in Acreage	Change in Square Footage
Mixed Use: Commercial and Industrial <u>to</u> Business Park Industrial	-9.49 acres	+245,030 SF & -150 room hotel
Commercial General	-2.62 acres	No change in SF & +150 room hotel
Residential	-77.81 acres	No change in dwelling units
Open Space	+83.55 acres	N/A

Proposed Business Park Industrial (BPI) Precise Plan

- 49.52 acres
- 5 Concrete Tilt-Up Business Park Industrial Buildings (86,600 SF to 296,737 SF)
- Totaling 746,330 SF
- Specific Plan already allows the following uses, which are being carried over to the BPI zone:
 - Manufacturing, assembly and fabrication of good
 - Warehouse & distribution



Proposed Project Entitlements

Project Applications:

- General Plan Amendment (GPA2020-0002)
- Specific Plan Amendment (SPA2020-0006)
- Tentative Tract Map 39763 (TTM 37963)
- Precise Plan 2020-0004 (PP2020-004) (Covers site plan design, architecture, landscaping and signage)

How to Access Updates on the Draft SEIR

City 's website:

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

Paper copies of the Draft SEIR will be available during normal business hours at:

- City of Corona,
Planning and Development Department,
400 South Vicentia Avenue
Riverside, CA 92882

Thank you

