

**CITY OF CORONA**  
**NOTICE OF PREPARATION**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**

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**Date:** March 30, 2009

**To:** Responsible and Trustee Agencies/Interested Organizations and Individuals

**Project:** Rancho de Paseo Valencia (Tract 34760, SPA08-005 & Annexation 110)

**Lead Agency:**

CITY OF CORONA  
Community Development Department  
400 S. Vicentia Avenue  
Corona, California 92882  
951.736.2262  
Contact: Jason Moquin

**Consulting Firm Preparing the Draft EIR:**

DUDEK  
1650 Spruce Street, Suite 240  
Riverside, California 92507  
951.300.2100  
Contact: Sarah Lozano  
E-mail: slozano@dudek.com

This Notice of Preparation (NOP) includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice.

Please send your response to: **Jason Moquin, Senior Planner** at the address shown above. Please include the name, phone number and address of the contact person in your response.

**Location:** The project site is located conterminous to the southerly boundary of the City and the Mountain Gate Specific Plan, which is generally situated in the southwestern section of the City of Corona. Specifically, the project site is located at the terminus of Malaga Street, generally east of Lincoln Avenue and south of Upper Drive. The 65.4-acre project site consists of 39.9 acres which are located in the City of Corona, and 25.5 acres located in the unincorporated area of Riverside County.

**Applicant:** Manny Valencia of Rancho Paseo de Valencia, 1253 Enterprise Court, Corona, CA 92882.

**Description: The proposed project includes:**

- 1) **Annexation** of 25.5 acres of adjacent Rural Residential property into the City of Corona within the City's existing Sphere of Influence. The property is currently within the County of Riverside.
- 2) **Specific Plan Amendment** of the Mountain Gate Specific Plan (SP-89-1) to include the annexation area to establish consistent development standards and design guidelines for the project. The subject site would be designated Estate Residential (ER) Cluster (lot size minimum of 20,000 square feet) and have two General Plan land use designations of which 39.9 acres is designated Estate Residential (ER) with a maximum allowed density of 3 du/ac and 25.5 acres designated Rural Residential I (RRI) with a maximum allowed density of 0.5 du/ac. The 39.9 acres is further governed by the South Corona Community Facilities Plan or CFP, which establishes target densities for each land use that serve as the maximum number of dwelling units that can be constructed per residential subdivision. Per the Estate Designation of the South Corona CFP, a maximum density of 1.47du/ac is permitted across the 39.9-acre portion of the project site. Combined with the maximum density of the Rural Residential I designation of 0.50 du/ac that applies to the area to be annexed, the average maximum density allowed across the 65.4-acre project site is 0.98 du/ac.
- 3) **Tentative Tract Map No. 34760** to subdivide the 65.4-acre project site into 34 single-family residential lots, streets, and open space areas consistent with the Estate Residential Cluster designation as outlined in SP-89-1.

**ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

The environmental review of projects, such as the "Rancho de Paseo Valencia" project, and related approvals is normally a three-step process governed by the California Environmental Quality Act (CEQA). The first step is for the lead agency to determine whether a project is exempt from CEQA review. The City of Corona has determined that this project is not exempt. The typical second step is the preparation of an Initial Study to determine potential impacts of the project on the environment. If the Initial Study determines that the project has the potential to cause one or more significant environmental impacts, the third step is to determine that an EIR must be prepared. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required.

Therefore, the City of Corona has determined, based on the project's scale, location, and potential for controversy, which an EIR will be prepared to address the potential environmental impacts in more detail. Consistent with CEQA Guidelines §15063, the City has further decided to forego the preparation of an Initial Study in making this determination. The EIR will be comprehensive in nature, evaluating all subject issues from the CEQA Initial Study Checklist. The EIR will evaluate the Specific Plan Amendment, Annexation, and Tentative Tract Map at the project level.

In particular, the following key issues will be evaluated in the EIR:

- Aesthetics
- Agriculture Resources
- Air Quality\*
- Biological Resources\*
- Cultural Resources\*
- Geology /Soils\*
- Hazards and Hazardous Materials\*
- Hydrology/Water Quality\*
- Land Use/Planning
- Noise\*
- Public Services and Utilities\*
- Transportation/Traffic\*.

\*Technical studies are being prepared to properly analyze these environmental topics.

The EIR will address the short- and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project that may reduce impacts that are determined to be significant in the EIR will also be evaluated. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will be developed as required by §15150 of the CEQA Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Code §21080.4 and CEQA Guidelines §15082. Public agencies and interested organizations and individuals have the opportunity to comment on the proposed project and identify environmental issues that have the potential to be affected by the project and should be addressed further by the City of Corona in the EIR.

### **Public Scoping Meeting**

The City will hold a scoping meeting for the public and agencies on April 14, 2009, at the Eisenhower Elementary School in Corona, California. This project has the potential to result in local and regional impacts. To help define the issues to be evaluated in the EIR, agency representatives are invited to attend this scoping meeting and provide comments to the Lead Agency regarding potential impacts, feasible mitigation, or reasonable alternatives to the project.

Please contact Mr. Jason Moquin at the City of Corona for more information in this regard.