



Lead Agency: CITY OF CORONA
ATTN: SANDRA VANIAN, PLANNING MANAGER
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CORONA, CA 92882

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County of Riverside
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Project Title

GREEN RIVER RANCH SPECIFIC PLAN AMENDMENT & BUSINESS PARK INDUSTRIAL DEVELOPMENT PROJECT

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF AVAILABILITY

Notes



CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT EIR

Date: October 11, 2024

Subject: Notice of Availability (NOA) of a Draft Subsequent Environmental Impact Report for the Green River Ranch Specific Plan Amendment & Business Park Industrial Development and Relocation of Proposed Constrained Linkage 1 (State Clearinghouse No. 2022080640)

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

Lead Agency/Sponsor: City of Corona, Planning & Development Department

Project Title: Green River Ranch Specific Plan Amendment & Business Park Industrial Development Project

Review Period October 11, 2024 through November 24 (45 days)

NOTICE IS HEREBY GIVEN that the City of Corona has prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Green River Ranch Specific Plan Amendment & Business Park Industrial Development and Relocation of Proposed Constrained Linkage 1 Project of the Riverside County Multiple Species Habitat Conservation Plan (State Clearinghouse No. 2022080640) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Corona is the lead agency for the project.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Draft SEIR will be available for a 45-day public review from Friday, October 11, 2024, through Sunday, November 24, 2024. Copies of the Draft SEIR are available for review at the following location:

- City of Corona, Planning & Development Department, 400 S. Vicentia Avenue, Corona CA 92882

The document can also be accessed online using the link below, or at: www.coronaca.gov/government/departments/community-development/planning-division

- Environmental CEQA Documents | City of Corona (coronaca.gov)

Project Location: The Green River Ranch 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 area in an east-west alignment. The area is located in Sections 30 and 31, Township 3 South, Range 7 West.

Project Description: The proposed Project consists of changes to the existing Green River Ranch Specific Plan (GRRSP) land uses and GRRSP Planning Areas and development of an industrial park in the Planning Areas (PAs) proposed for Business Park Industrial (BPI) uses. The specific plan covers approximately 160 acres and currently consists of the following zoning districts: Estate Residential, Mixed Use, Hotel/Mixed Use/Office, and General Commercial. The project will relocate certain land uses in the specific plan, delete the Mixed Use and Hotel/Mixed

Use/Office districts, and add the Business Park Industrial and Open Space General districts. The proposed acreages for the revised zoning districts in the GRRSP are shown below:

Table 1: Proposed Land Use Summary

Zoning District	Planning Area	Approximate Useable Pad Area Acreage	Total Planning Area Acreage	Dwelling Units/Building Sq.Ft.
Business Park Industrial	1	15.05	17.16	296,737 Sq.Ft.
Business Park Industrial	2	12.90	17.73	262,675 Sq.Ft.
Business Park Industrial	3	9.87	14.42	186,755 Sq.Ft..
TOTAL BUSINESS PARK INDUSTRIAL		37.82	49.31	746,167 Sq.Ft.
Commercial-General	4	5.00	5.50	19,600 Sq.Ft.
TOTAL COMMERCIAL-GENERAL		5.00	5.50	19,600 Sq.Ft.
Estate Residential	5	---	20.39	32 DU
TOTAL ESTATE RESIDENTIAL		---	20.39	32 DU
Open Space General	6	N/A	83.34	N/A
TOTAL OPEN SPACE GENERAL		N/A	83.34	N/A
Circulation (Street "A")	N/A	1.23	N/A	N/A
Circulation (Green River Road Dedication)	N/A	0.23	N/A	N/A
TOTAL CIRCULATION		1.46	N/A	N/A
TOTAL SPECIFIC PLAN AREA		160.00		

The proposed industrial park development is 37.82 acres and will contain five (5) buildings totaling 746,167 square feet. The Draft SEIR also addresses the relocation of Proposed Constrained Linkage 1 (PCL-1) of the Riverside County Multiple Species Habitat Conservation Plan as a separate but related project.

Implementation of the proposed project would result in significant and unavoidable impacts to Air Quality and Transportation.

The City, as the lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Availability should be submitted in writing to Sandra Vanian, Planning Manager, 400 S. Vicentia Avenue, Corona, California 92882 or emailed to Sandra.Vanian@CoronaCA.gov by **November 24, 2024**.

A separate notice identifying the project's public hearing date, location and time will be sent out at a later date.

Project Sponsor: City of Corona
Consulting Firm: Enplanners, Inc.

Date: October 11, 2024

Signature: *Sandra Vanian*
 Sandra Vanian
 Planning Manager
 Planning and Development Department
 Sandra.Vanian@CoronaCa.gov