

## **Appendix A: Scoping Meeting Comments**

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**Subject:** Re: Green River Ranch Specific Plan Amendment  
**Date:** Tuesday, August 30, 2022 at 11:35:13 AM Pacific Daylight Time  
**From:** Jeffrey Meissner  
**To:** Jim Steiner  
**CC:** Sandra Yang

**[CAUTION]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Steiner, thank you again for the call last night. I took a look at the sites last night, and it looks like I will probably see the rooftops/buildings in PA2 and definitely PA3, which will butt up to my property line (Or as close as possible to the slope/hillside -- I don't know exactly where the property ends).

I do have a view of the Chino hills mountains, and I'd be happy to furnish what I see now, along with a rendering (I am far from an artist/graphic professional, but I'll do my best) of the white roofs of the large warehouses. This got me thinking, and I'm throwing out ideas as you requested last night Mr. Steiner. Forgive me if these were already brought up by the committee. Could we require the buildings to have roofs with living green space, such as grass, trees, etc? Also, could we require a tree line to block the sites (e.g. not plant seedlings, but plant trees that are already tall enough to block the factories)? With the latter though, I would also suggest we require the trees be pruned at a height that will not obstruct view further than their property (e.g. up unto green river road)?

This will help filter out the noise, any light pollution, help filter out air pollution and the unsightly view of an enormous set of warehouses. (Forgive me for being frank, but that's my personality). While a great number of potential homebuyers will like the idea of moving into my home later on when I decide to sell (e.g. my home value will go down, no matter what), but it will take some of the edge off the equity hit as my realtor can try to minimize it "But you can't actually see it".

If I think of other ideas, I will continue to pass them your way. As I said last night, I don't envy the outrage the city will get for this, and I also understand your hands are tied with regards to the zoning, so I definitely do appreciate y'all doing the best you can to make this unfortunate situation as good as it can be.

Jeff

On Mon, Aug 29, 2022 at 7:08 PM Jim Steiner <[Jim.Steiner@coronaca.gov](mailto:Jim.Steiner@coronaca.gov)> wrote:

Jeffrey, feel free to call me. 951-733-0942. Jim

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**From:** Jeffrey Meissner <[jeffrey.b.meissner@gmail.com](mailto:jeffrey.b.meissner@gmail.com)>  
**Sent:** Monday, August 29, 2022 6:24:23 PM  
**To:** Jim Steiner <[Jim.Steiner@coronaca.gov](mailto:Jim.Steiner@coronaca.gov)>; Sandra Yang <[Sandra.Yang@CoronaCA.gov](mailto:Sandra.Yang@CoronaCA.gov)>  
**Subject:** Re: Green River Ranch Specific Plan Amendment

**[CAUTION]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening Ms. Yang and Mr. Steiner, I am writing about the letter I received today about the plan amendment that directly impacts me as this would give me a new backyard neighbor (I live on San Ponte Road, facing the Chino Hills mountains).

When I bought my house in 2013, the general plan was already created, and I was fortunate enough to have the ranch as my backyard neighbors. I specifically bought this house because of the fact that there was no noise, and even though there was mixed use and commercial zones, there was no industrial. You

see, I spent a lot of time researching where I wanted to live, and sold my prior house in Moreno Valley (Where there are tons of industrial zones) and paid over a quarter of a million dollars more (2013 money, mind you) to live here. And I love it, I'm proud to call Corona my city, and this neighborhood, Dominguez Ranch, my home.

I realize progress must ensue, and any time there is any change, people get upset. I believe I am a reasonable person, I moved here when the general plan was set. For me to get upset about development that (Without a stretch) complies with the general plan is not really within my right. I would have no right to complain about airplane noise after I moved next to an airport. This, however, is different. My neighbors and I already live here, we bought our houses with a set general plan. This aims to change this. This is building the airport next to a pre-existing house. I implore you to put yourself in my shoes. This change is not for the better, in any way shape or form. This will not make the air easier to breathe, water cleaner, ambient noise quieter, fire risk lower, traffic better, crime decrease, or increase the value of my home. Ask any realtor, prospective buyers do not list "Close proximity to light industrial" as a must-have. Twenty years ago, I lived in the apartment community right behind the Wal-Mart on McKinley. I vowed to never live behind a large retail chain again. (I would hear semi back-up "beeps" literally all night long as they stocked the store).

In addition to these, consider the fact that we already have a problem with street racers along green river, and having an industrial complex easily accessible to the freeway only rolls out the red carpet for additional late night activities. If you don't believe me, I welcome you to sit on any street in our neighborhood at around midnight on the weekend where you will hear dozens of cars doing donuts, burnouts, and racing up and down green river. We also have a homeless problem right down the street and a lot of corresponding crime (Mail theft and catalytic converter thefts) in our neighborhood. These zoning changes will do nothing to improve this, instead, make it worse.

Let's do the right thing. Let's not renege on the general purpose plan which did *not* have industrial, and directly impacts hundreds of families - just to appease a handful of developers that don't live here and don't have to live with the negative effects of this. My last point is this. 750,000 square feet of industrial. That's not inconsequential. I assume both of you work in City Hall. According to Jenkins/Gales & Martinez, when they were finished building out the new City Hall, it was 136,760 square feet. So we're talking about an industrial building almost 5.5 times the size of the building you work in. So I'm not talking about a tiny shoe manufacturer here, this place will be enormous.

Thank you for your time and thank you in advance for doing the right thing.  
Jeff Meissner

**Subject:** Re: Green River Ranch -Comments

**Date:** Tuesday, September 13, 2022 at 6:59:38 PM Pacific Daylight Time

**From:** Dwight Woodward

**To:** Sandra Yang

You don't often get email from thewoodward5@gmail.com. [Learn why this is important](#)

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Thanks for getting back to me. Did I miss the date to view a presentation on the project?

Dwight Woodward

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**From:** Sandra Yang <Sandra.Yang@CoronaCA.gov>

**Sent:** Tuesday, September 13, 2022 6:35:49 PM

**To:** Dwight Woodward <thewoodward5@gmail.com>

**Subject:** RE: Green River Ranch -Comments

Dwight,

The project is providing a bike lane on Green River Road along the project frontage per city standard.

Sincerely,

Sandra Yang, Senior Planner

City of Corona, Planning Division

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**From:** Dwight Woodward <thewoodward5@gmail.com>

**Sent:** Monday, September 12, 2022 5:54 PM

**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>

**Subject:** Green River Ranch -Comments

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Is it too late to ask the developer to put in a off street bike trail along Greenriver?

Dwight Woodward

**Subject:** Industrial Park Project, Dominguez Ranch and Green River Rd.

**Date:** Thursday, September 15, 2022 at 3:40:30 PM Pacific Daylight Time

**From:** Bruce Fields

**To:** Sandra Yang, hillsnfields4@yahoo.com, Ashley Boardman

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Re: Scoping Meeting

We regret we won't be able to attend and instead offer the following comments:

- First, we understand why the City of Corona would want such an Industrial Park for tax reasons.
- I hope the city understands why the great majority of Montenero residents would HATE it in spite of any benefits the tax revenues might provide us. Montenero is a small part of a large city, and I am sure those revenues collected here would be used to benefit the entire city, not just Montenero.
- The Dominguez Ranch/Green River intersection was impossible when we moved here 22 years ago. The freeway on-ramp and overpass project did little to alleviate the problem and in fact made it much worse during the two years of construction. Today admittedly it is improved, largely due to Covid and home work/schooling. Corporations are slowly finding that home workers are particularly unproductive. Over the next few years we will find that the commuting traffic levels will return to the old normal. And now you propose to add to that by improving some existing roads and putting in more signals? That will really help.
- I can't even address the many other considerations: Public Safety, Fire Danger, Noise...and of course property values, you knew that was coming. How would the city like to sponsor say the first \$250,000 that each of our homes loses in value? That would be a good use for those taxes!
- History has shown that residential neighborhoods grow and prosper around existing business and manufacturing facilities, dating back probably to the 1600's when a mill or factory or mine would support an entire community that grew around it. This is the opposite: slapping down three quarters of a million square feet next to an existing neighborhood will probably be bad for both. Remember when the office buildings were built at the east end of the strip mall on Green River/Dominguez Ranch? It took a long, long time to fill those up, and those were nothing compared to the proposed industrial park.
- And finally, if you cover paradise with asphalt and shiny buildings, where will the goats go next year? Please do not redesignate zoning to Business Park/Industrial.

Bruce and Trice Fields, speaking only for ourselves.  
1558 Dominguez Ranch Road

**Subject:** Re: Industrial park project.  
**Date:** Thursday, September 15, 2022 at 11:15:13 AM Pacific Daylight Time  
**From:** Angel Garcia  
**To:** Sandra Yang  
**Attachments:** image001.png, image001.png

You don't often get email from angelgarcia4968@gmail.com. [Learn why this is important](#)

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In any case still NO on any hotel north or south side.

On Thu, Sep 15, 2022, 11:11 Sandra Yang <[Sandra.Yang@coronaca.gov](mailto:Sandra.Yang@coronaca.gov)> wrote:

Hello Angel,

Thank you for your response to the Notice of Preparation for the EIR for the Green River Ranch Specific Plan Amendment and Business Park project. The current project does not include a hotel. It is amending the existing Green River Ranch Specific Plan to move the hotel use from the south side of Green River Road to the parcel that is located on the north side of Green River Road. Someone would have to submit an application to propose a hotel. Right now, the city does not have an application to develop the area north of Green River Road. Please contact me if you have any questions.



**Sandra Yang**

*Senior Planner, Planning and Development Department*

400 S. Vicentia Ave., Corona, CA 92882

Office: 951-279-3553 | [Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

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**From:** angelgarcia4968 <[angelgarcia4968@gmail.com](mailto:angelgarcia4968@gmail.com)>  
**Sent:** Thursday, September 15, 2022 10:57 AM  
**To:** Sandra Yang <[Sandra.Yang@CoronaCA.gov](mailto:Sandra.Yang@CoronaCA.gov)>  
**Subject:** Industrial park project.

You don't often get email from [angelgarcia4968@gmail.com](mailto:angelgarcia4968@gmail.com). [Learn why this is important](#)

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I can see an industrial business going in. But, NO to a hotel. Maybe a conference/multi purpose room for

community gatherings.

Angel Garcia

Sent from my Verizon, Samsung Galaxy smartphone



**Subject:** Opposition - Green Rive Ranch Project

**Date:** Tuesday, September 20, 2022 at 5:49:31 PM Pacific Daylight Time

**From:** ROBERT REUSS

**To:** Sandra Yang

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Dear Ms. Yang,

The purpose of this email communication to to express our opposition to the Green River Ranch Project (Corona), we are vehemently opposed to the Green River Ranch Project due to the following reasons:

1. Increased traffic flow on Green River, 91 Freeway and surrounding areas. There are already considerable contribute to that already overly congested situation.
2. There are already numerous empty business facilities in the area similar to the businesses being proposed.
3. The City of Corona has a history of approving any project that comes their way with little apparent concern and the increased impact on available resources.
4. Quality of life in the Sierra del Oro area will be negatively impacted.

Thank you,

Diana & Robert Reuss  
2542 Camino del Plata  
Corona, CA 92882

**From:** Julie Ackman <[julie@julieackman.com](mailto:julie@julieackman.com)>  
**Subject:** Proposed Industrial Project Off Green River  
**Date:** September 21, 2022 at 2:19:40 PM PDT  
**To:** james steiner <[james.steiner@att.net](mailto:james.steiner@att.net)>

Hi Jim,

As you may know, I am a resident of Sierra Del Oro and several residents in my neighborhood are very upset about the proposed industrial development off Green River Road. Please see the below email I received from them today.

Unlike my neighbors, I understand the difficult position you and the city have been put in and know that we will all need to come to some type of compromise in the end. The land has been purchased and it will be developed on regardless of how many angry residents show up to the meeting.

I did want to express my concerns from the viewpoint of a resident and mother living in this area.

Crime and the safety of my two daughters is my main concern. The homeless and crime issue plaguing our country right now is terrifying. Will this industrial area attract potential drug addicts and criminals? There is no telling who will be renting space from these buildings and what businesses will be run out of them. This area is within walking distance to the surrounding residential neighborhoods. You can't guarantee that the tenants will not attract potential out of town threats to our community and put them just steps away from our residents. My daughter attends the Corona Hills Boxing classes at the shopping center near the RompoRama and I will not let her stand outside without an adult present because there are questionable people walking around at most times.

Adding additional traffic to such a highly congested area would be another concern. Housing prices are more expensive being that we live so close to the county line, however sometimes it seems that the convenience factor of being able to commute into Orange County is non-existent given the traffic on Green River. Home prices in our area are well over \$1 Million and I wonder if you will attract Orange County transplants such as myself to make the transition to Corona if this development proceeds as is.

We are almost in our own little world over here and it would be fantastic to have additional services to attract new residents. There is a significant lack of restaurants, services and shopping in this area. One of the things that made me want to move here from Newport Beach was seeing those beautiful rolling hills as I exited Green River Road. The horses were obviously an added bonus. We need to keep the integrity of the gorgeous land intact.

Please let me know if I can be of assistance with this matter. I understand you have compiled a committee of residents to help with this issue and given my background in the consulting industry, I'd be happy to provide a sound voice of reasoning.

I appreciate you taking the time to hear me out.

Best,  
Julie

JULIE ACKMAN  
P: (714) 335-7500  
F: (714) 463-8878  
E: [julie@julieackman.com](mailto:julie@julieackman.com)  
W: [julieackman.com](http://julieackman.com)

-----Original Message-----

From: Eileen Shah <[eilnshah@gmail.com](mailto:eilnshah@gmail.com)>  
Sent: Wednesday, September 21, 2022 1:46 PM  
To: Kerry Borrell <[rborrell@sbcglobal.net](mailto:rborrell@sbcglobal.net)>; Jeannie Pierro <[jeannielynn0@gmail.com](mailto:jeannielynn0@gmail.com)>; Jim Merritt <[jm.merit@gmail.com](mailto:jm.merit@gmail.com)>; John Pavela <[johnpavela@hotmail.com](mailto:johnpavela@hotmail.com)>; Julie Ackman <[julie@julieackman.com](mailto:julie@julieackman.com)>; PRASAD REDDY <[pgreddy@hotmail.com](mailto:pgreddy@hotmail.com)>; Pam Pavela <[pampavela@outlook.com](mailto:pampavela@outlook.com)>; Andy Pierro <[apierro@sbcglobal.net](mailto:apierro@sbcglobal.net)>; Sheela Reddy <[sheelavani@hotmail.com](mailto:sheelavani@hotmail.com)>; Alma Backer <[backeraw@gmail.com](mailto:backeraw@gmail.com)>; [schnabels@sbcglobal.net](mailto:schnabels@sbcglobal.net); Jack Backer <[backjacker007@gmail.com](mailto:backjacker007@gmail.com)>; [sheelavaru@hotmail.com](mailto:sheelavaru@hotmail.com); Jeannie Pierro <[jeannielynn0@gmail.com](mailto:jeannielynn0@gmail.com)>; Clarissa Schnable <[schnabels@sbcglobal.net](mailto:schnabels@sbcglobal.net)>  
Subject: Meeting at City Hall

In case you did not receive my message

I am sure you are all aware of the the meeting tomorrow evening at City Hall about the large Industrial Park proposed development on Green River at the former horse ranch. Jim and I intend to attend this meeting and voice our concerns. The more voices of dissent, the better the outcome could be for all of us. Hoping to see more of us there !!! 🤔

eileenS

**Subject:** Plans for green river development

**Date:** Wednesday, September 21, 2022 at 12:38:58 AM Pacific Daylight Time

**From:** jeanmarie Martinez

**To:** Sandra Yang

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Dear Sandra,

After seeing the plans for the development off Green River, where the horses were located, I would like to address my concerns for the plans. I live in the Montenero homes right above. Our area has a huge traffic problem everyday - sometimes taking over 20 minutes just to come down the hill because of traffic cutting through the existing promenade center. Our crime has also increased in our area. The homeless frequently come up the hill. Because of the canyon behind my house, the noise carries- it will be worse.

Please consider the residents in this area. We do not need more traffic! This city used to be so nice to live in.

Jeanmarie and Frank Martinez

1480 San Ponte, corona

Sent from my iPhone

**Subject:** FW: Due process & notifications

**Date:** Wednesday, September 21, 2022 at 1:01:39 PM Pacific Daylight Time

**From:** Sandra Yang

**To:** Raymond Hussey, Noah Ridlon

Response for the GRR project.

Sincerely,

**Sandra Yang, Senior Planner**

Planning & Development Department

[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

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**From:** EDSDAD <edsdad2@gmail.com>

**Sent:** Wednesday, September 21, 2022 11:55 AM

**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>

**Subject:** Due process & notifications

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Sandra, I plan to be at the scoping meeting for the Green River Ranch Specific Plan amendment meeting tomorrow evening but first have some comments to make.

I need to ask how many notices of preparation were sent out, and to which Corona neighborhoods? This is important to know, since for such a project that will affect traffic severely, it would be prudent to include all of the Sierra Del Oro neighborhoods as well as any neighborhoods adjacent to Green River Road and Foothill Boulevard. (since many local commuters use Foothill Boulevard to access the 91 Freeway now)

Also I noticed that BPI (Business Park Industrial) was abbreviated throughout the notice and thus not made clear to the reader what type of project is being contemplated.

Because of the major impact this will have on Corona (and other Inland Empire residents) I suggest that you conduct at least one additional scoping meeting to collect everyone's views and make the language much clearer.. In conclusion, my guess is that this notification was sent to a limited number of Corona Residents with very little lead time to weigh in on the project and many who didn't read what "BPI" stands for.

I am thinking that was not your intent, but it could be resolved by scheduling an additional meeting/s and making the notice clearer.

Thoughts?

Mike Serle

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**Subject:** Public Comment - Scoping Meeting - 9/22/2022 - Green River Ranch Specific Plan Amendment  
**Date:** Wednesday, September 21, 2022 at 10:13:08 AM Pacific Daylight Time  
**From:** Tom Pavelich  
**To:** Sandra Yang  
**CC:** Mitzi Haggerty

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Ms. Yang,

My wife and I are residents of the neighboring Sierra del Oro community in Corona. We have strong objections to the proposed Specific Plan Amendment to Green River Ranch. Unfortunately, we will be unable to attend the Scoping Meeting on 9/22, but hope that our comments here can be helpful in that meeting.

We believe the drastic expansion of Industrial uses for the site (with the potential for more than 746k square feet of industrial warehouses) will have significant negative impact on the Traffic in the area, specifically as it relates to the Green River on/off ramps to the 91 Freeway. Adding an unknown (but certainly significant) number of "big rig" vehicles to an already congested area is a recipe for traffic nightmares throughout the week (particularly as large vehicles attempt to turn left on to Green River from the project). We ask that any traffic studies relied upon by the Developer be re-done, ensuring that traffic studies are conducted during times when schools are in session and not on a break (elementary, middle, high and University). Additionally, we would object to any traffic studies conducted since March 2020, since COVID-related traffic was reduced during those times. It is only until only recently that we have seen traffic in the area begin to return to its pre-COVID levels.

Thank You,  
Tom Pavelich  
Mitzi Haggerty  
3650 Santa Clara Cir  
Corona, CA 92882

**Subject:** FW: Green River Ranch Project

**Date:** Thursday, September 22, 2022 at 8:34:43 AM Pacific Daylight Time

**From:** Sandra Yang

**To:** Raymond Hussey, Noah Ridlon

Response to GRR project.

Sincerely,

**Sandra Yang, Senior Planner**

Planning & Development Department

[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

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**From:** bill lemoine <bill8155@hotmail.com>

**Sent:** Thursday, September 22, 2022 7:12 AM

**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>

**Subject:** Green River Ranch Project

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First- no one around us knew about the meeting tonight. We found out when we received a flyer from one of the local realtors just 2 days ago

Second- I think everyone that lives in Sierra Del Oro is tired of the city dumping on us. We tried to fight the Sierra Peak project which was billed as " a community that looks like Tuscany " really. Its a bunch of box homes on a hillside so I wouldn't believe the pictures of this project

Third- The state can't keep the light on so how will adding this project ( which isnt needed in our area) going to help?

Forth- There is already a water shortage. This will only make things worse

Fifth- We are tired of the current traffic which only got worse once Foothill was finished . Cars and trucks fly down green river and we NEVER see a cop so how is adding more trucks and cars going to improve things?

Sixth- POLLUTION from the big rigs is a huge concern. Will this park be open 24-7?

Seventh - **NOTHING SHOULD START UNTIL ROAD IMPROVMENTS ARE DONE AND NOT AFTER THE PROJECT IS COMPLETED .**

Eighth- instead of 80 acres they should set aside at least 150 acres so nothing can be accessed behind / adjacent to this property for future development

Ninth- and one very important question , will they be building roads that MAY access property that is

not Cleveland national Forest. ? The city lied to us when we moved here in the mid 90's advising us everything you can see off of Hidden Hills was a national forest which was a big lie !! Is there more property that isn't the National forest that can be built one ( NO MORE HOUSES )

Tenth -how many city officials received so called 'DONATIONS ' from the people/companies that own the property or who will develop it ?

This is horrible for all of us in the area- We would prefer a nice hotel with some fine dining restaurants. Or better yet, tear down those strip malls along 6<sup>th</sup> and main and build this park there . !!

I await your reply so I can advise all of my neighbors

Regards

William Lemoine



**Subject:** FW: Industrial Park Project, Dominguez Ranch & Green River Rd.  
**Date:** Thursday, September 22, 2022 at 8:34:11 AM Pacific Daylight Time  
**From:** Sandra Yang  
**To:** Raymond Hussey, Noah Ridlon

Response to GRR project.

Sincerely,

**Sandra Yang, Senior Planner**  
Planning & Development Department  
[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

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**From:** Heather Upstone <heatherupstone@outlook.com>  
**Sent:** Thursday, September 22, 2022 7:50 AM  
**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>  
**Cc:** Bill Upstone <bill.upstone@gmail.com>  
**Subject:** RE: Industrial Park Project, Dominguez Ranch & Green River Rd.

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Dear Ms. Yang,

This email is in response to the scoping meeting scheduled for this evening, (September 22, 2022), for the planned industrial park project located at Dominguez Ranch & Green River Rd.

My husband and I own our home located in the adjacent neighborhood at (1631 San Almada Road).

We would like to express our great concern with the rezoning of the area into an industrial business park with large buildings (ranging from 86,000 sq ft – 297,000 sq ft) because it would highly and negatively impact our local community, and specifically the residential neighborhood adjacent to the location, (where we own our home).

This is a drastic change from the original and agreed upon plan that was envisioned as a development project that would benefit the local community with sit down restaurants and a possible hotel. Instead, this rezoning would create an extreme nuisance to the locals including (and not limited to) an excess of large big rig trucks, overcrowding an already congested commute, and affecting more of our local wildlife.

We implore you to reject this proposal. Please, don't let them ruin our peaceful neighborhood where families live.

Sincerely,

Heather Upstone  
1631 San Almada Road Corona, CA 92882  
Cell: 714-469-8331

CC: William Upstone  
1631 San Almada Road Corona, CA 92882  
Cell: 949-293-8327

**Subject:** FW: Green River Ranch Industrial Park Project  
**Date:** Sunday, October 2, 2022 at 8:43:19 AM Pacific Daylight Time  
**From:** Sandra Yang  
**To:** Noah Ridlon, Raymond Hussey

Response for GRR project.

Sincerely,  
Sandra Yang, Senior Planner  
City of Corona, Planning Division

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**From:** Francesca <fm@digitalchemist.com>  
**Sent:** Thursday, September 22, 2022 12:08 PM  
**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>  
**Subject:** Green River Ranch Industrial Park Project

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Hello Ms. Yang,

It is shocking to me that the Green River Ranch Industrial Project is even being considered to continue to move forward. Losing the horses was bad enough, such a beautiful landscape about to be destroyed to make way for more industrial business parks, commercial use, homes, and a 150 Room Hotel...?? The project owner has applied for amendments For More Industrial adding even more industrial business buildings?? I was shocked and saddened to find the Notice of Preparation document By Accident a little while back with the public comment period already well in place, and a scheduled Scoping Meeting in which the Public can comment for 9/22/22 5:00 pm at City Hall. The Meeting is currently not listed along with other Upcoming Public Meetings on the City Website, and was not in the Corona City Newsletter, of Upcoming Public Meetings... Yet it affects all of us in the community and is a huge change to the area and a public comment opportunity.

It is mind blowing this is even a consideration especially with the serious traffic issues we've had over the years and continue to have. Our area infrastructure cannot handle this. This is Literally the LAST PLACE You Should Be Putting a Hotel and Industrial Parks. The Owner is trying to amend the land use to shove even more industrial buildings in the project...? How is this Project even allowed at all, and with a 150 Room Hotel....???? This affects all of us in the community and also has a lot of environmental impacts. It is also such a major change to our area. In my opinion a MAJOR NEGATIVE DOWNGRADE, and The Selling Out of Our Community.... Trading our beautiful breathtaking landscapes in for more industrial business parks, the introduction of a 150+ Hotel, More Traffic Issues.....

I think it is a Huge Missed Opportunity that the City did NOT BUY the Land When it was For Sale in 2019. Especially with the rebranding of the City, "Residents have envisioned Corona as a City of Trails..." The City bought land further up near Skyline to preserve from development, why not @ Green River the entry point to our City??? It would have been very smart to buy this land, especially since it Is The Entry Way To Corona, literally the first exit of the City with that gorgeous landscape! Instead the land and community are sold out to a developer who is about to destroy this beautiful unique landscape, in order to build industrial parks and a hotel our area infrastructure cannot support. Wow, what a hugely missed opportunity for the preservation

of Corona That The City Did Not Buy The Land Back, and a Huge Loss For Our Community. I Would Be Doing Damage Control To Do Whatever It Takes to Buy The Land From The Developer. Instead of it being given away on a Silver Platter to developers in order to build industrial parks, shove even more industrial parks in, and a hotel our area DOES NOT NEED and infrastructure cant support??? This Project Negatively Affects & Is The Selling Out Our Community and Destroying Majestic Landscapes. Especially With All Variables Considered. Once Again, SHOCKING & DISAPPOINTING this is even a consideration, especially with the Serious Traffic Issues we've had over the years and continue to have.....

Thank you for your time.

Best Regards,

Francesca Da Sacco

**Subject:** FW: Industrial Park Project

**Date:** Wednesday, September 28, 2022 at 9:59:34 AM Pacific Daylight Time

**From:** Sandra Yang

**To:** Raymond Hussey, Noah Ridlon

Please see response below for the Green River Ranch project.

Sincerely,

Sandra Yang, Senior Planner  
Planning & Development Department  
[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

-----Original Message-----

From: CRAIG REITER <[reiteronline@me.com](mailto:reiteronline@me.com)>

Sent: Thursday, September 22, 2022 6:26 PM

To: Sandra Yang <[Sandra.Yang@CoronaCA.gov](mailto:Sandra.Yang@CoronaCA.gov)>

Subject: Industrial Park Project

[You don't often get email from [reiteronline@me.com](mailto:reiteronline@me.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Sandra, Here are the comments from Craig and Nicole Reiter. We live in the Montenero Community up on Dominguez Ranch Rd.

1. This site is the entrance to Corona. It is the first exit from the Orange Curtain and our "Welcome to Corona" and we are putting an Industrial Park. It just doesn't make sense.
2. This area is deprived of safe family entertainment such as a theater, grocery store and other services that are convenient for a community of this size.
3. We are also deprived of safe parks and community areas where people can get outside and exercise. There is not park in our community. That's just poor planning.
4. We propose a mixed-use development with some commercial, industrial and residential condos in an outdoor walking mall environment with a big "Welcome to Corona" sign to shows what we are about as a City.

At the very least, the City should require the developer to put in a park and lots of tree canopies so that we don't have to stare at the industrial park from our houses.

Thank you,

Craig and Nicole Reiter

Sent from my iPhone

**Subject:** FW: Sierra del oro meeting

**Date:** Wednesday, September 28, 2022 at 10:30:59 AM Pacific Daylight Time

**From:** Sandra Yang

**To:** Raymond Hussey, Noah Ridlon

See response for the Green River Ranch project.

Sincerely,

**Sandra Yang, Senior Planner**

Planning & Development Department

[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

---

**From:** Cassandra Stone <cassandralstone@yahoo.com>

**Sent:** Thursday, September 22, 2022 5:25 PM

**To:** Sandra Yang <Sandra.Yang@CoronaCA.gov>

**Cc:** Wes Speake <Wes.Speake@CoronaCA.gov>

**Subject:** Sierra del oro meeting

You don't often get email from [cassandralstone@yahoo.com](mailto:cassandralstone@yahoo.com). [Learn why this is important](#)

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Good afternoon,

I had intended in coming to today's meeting. I was dismayed to learned that this meeting was scheduled at a time that most residents who work can not attend. If you had really wanted community input, this meeting would have been held at 5:30, or even better, 6pm.

Will the information from this meeting be publicly posted online? Will the community members' displeasure at having ANOTHER industrial center actually be taken into consideration? It's bad enough that the horses have left. Having a block of buildings there would be a hideous eye sore and certainly not a welcome to Corona when on the 91.

Regards,

Cassandra Stone

Corona resident since 2008

[Sent from Yahoo Mail for iPhone](#)

**Subject:** FW: Green River Ranch Industrial Park Project  
**Date:** Thursday, September 29, 2022 at 1:19:12 PM Pacific Daylight Time  
**From:** Sandra Yang  
**To:** Raymond Hussey, Noah Ridlon  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png

Ray/Noah,

Below is a response for the NOP for the GRR project.

Sincerely,

**Sandra Yang, Senior Planner**  
Planning & Development Department  
[Sandra.Yang@CoronaCa.gov](mailto:Sandra.Yang@CoronaCa.gov)

---

**From:** Joanne Coletta <[Joanne.Coletta@CoronaCA.gov](mailto:Joanne.Coletta@CoronaCA.gov)>  
**Sent:** Wednesday, September 28, 2022 3:57 PM  
**To:** Sandra Yang <[Sandra.Yang@CoronaCA.gov](mailto:Sandra.Yang@CoronaCA.gov)>  
**Cc:** Jay Eastman <[Jay.Eastman@CoronaCA.gov](mailto:Jay.Eastman@CoronaCA.gov)>  
**Subject:** Fwd: Green River Ranch Industrial Park Project

Sandra, please pass on to the consultant and applicant.

Sent from my iPhone

Begin forwarded message:

**From:** Jacob Ellis <[Jacob.Ellis@coronaca.gov](mailto:Jacob.Ellis@coronaca.gov)>  
**Date:** September 28, 2022 at 3:45:54 PM PDT  
**To:** Joanne Coletta <[Joanne.Coletta@coronaca.gov](mailto:Joanne.Coletta@coronaca.gov)>  
**Cc:** Roger Bradley <[Roger.Bradley@coronaca.gov](mailto:Roger.Bradley@coronaca.gov)>  
**Subject:** **FW: Green River Ranch Industrial Park Project**

Just an FYI.

---

**From:** Francesca & Pietro <[dasacco@gmail.com](mailto:dasacco@gmail.com)>  
**Sent:** Wednesday, September 28, 2022 12:27 PM  
**To:** Wes Speake <[Wes.Speake@CoronaCA.gov](mailto:Wes.Speake@CoronaCA.gov)>  
**Cc:** Jim Steiner <[Jim.Steiner@coronaca.gov](mailto:Jim.Steiner@coronaca.gov)>; Jacob Ellis <[Jacob.Ellis@CoronaCA.gov](mailto:Jacob.Ellis@CoronaCA.gov)>  
**Subject:** Re: Green River Ranch Industrial Park Project

Some people who received this message don't often get email from [dasacco@gmail.com](mailto:dasacco@gmail.com). [Learn why this is important](#)

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Hello Mayor Wes Speake,

Thank you for the email response, I appreciate it. Councilmember Steiner emailed me back with a response to call him at my convenience to discuss. I appreciate him responding and called him earlier and left a message. I never heard anything from the City Manager.

I attended and spoke at the scoping meeting last Thursday, were you able to attend?

I was left with even more concerns after the meeting. I was the first one who spoke, but unfortunately the presenter did not offer a mic, or to go up to the podium, so only half the room heard me. Someone from the back of the room yelled "Give the woman a mic so we can hear her, I want to hear her". Someone went and found a mic after that for the rest of the people speaking. I did have several people come up to me afterwards that actually Heard Me, and Thanked Me "For Standing Up For The Community." One concern I had brought up in addition to some concerns in my email was "Have you ever been locked into your community where you can't leave because traffic is gridlocked around you? I have and even had to cancel a Dr. appointment once because of this...." How horrible is that. I was not even able to get out of my community..... There are Already Serious Safety Issues Concerning This Area Relating to the Freeway and Traffic that have Not Been Resolved.

Some other Very Serious Issues Brought Up At The Meeting Besides This Project Being A Total Liability Considering Our Infrastructure Can't Handle, Safety Concerns, a Negative Downgrade & Selling Out of Our Community & The Entry Way of Corona. Replacing Corona's Majestic Landscapes With Industrial Parks Our Area Infrastructure Can't Even Support .....

- How is a Proper and Accurate EIR going to be conducted when the developer does not know what businesses are going to be in the "5 separate proposed tilt up building industrial business parks" that the developer is now trying to cram in and amend to the approved plan that was from 20 years ago..? When the consultant was asked this at the meeting, he side stepped it, saying they are estimating, there are good estimates nowadays, its light industrial and something along the lines of don't worry...." ?? What!? The presentation said "Manufacturing, assembly and fabrication of goods & Warehouse & distribution". This is vague and its environmental impact would vary greatly depending.... The presenter even said it would not be "Warehouse Distribution" which conflicts with what the presentation said.

- The renderings of the development that was approved 20 years ago and new proposed rendering are very different.... The new one shows a sea of tilt up industrial buildings our current infrastructure cannot handle..... There are also a Sea of Semi Truck Loading Docs. ----- -->. When I brought it up the subject was changed by the presenter.

- When a resident who used to own a trucking company brought up all the pollution Semi Trucks Generate his comment was minimized by the consultant who clearly did not know what was going in these large industrial parks, but presented a sea of industrial buildings with semi loading docs in the rendering.... Once again the presentation said "Manufacturing, assembly and fabrication of goods & Warehouse & distribution". This is vague and its environmental impact would vary greatly depending, especially affecting traffic.... The presenter even said it would not be "Warehouse Distribution" which conflicts with what the presentation said.

- Information Re: The Right To Build a 150+ Hotel & Its impacts were very unclear. How can a hotel even be considered here???



- The consultant did not seem like a neutral party. His responses seemed slanted towards the developer. He was also really selling the fact that the developer is offering more open space, but failed to mention the amendment in the Notice of Preparation, the details of changing the Use to Include More Industrial Park Buildings. When I brought that up he said no that's not the case, and I said that I read the Notice of Preparation, and that was part of the amendment. Amending to include more industrial Park Buildings. He had no response and moved on. His presentation was misleading because he did not mention that, and tried to tell me that was not the case when I brought that up. He had no response and moved on. (Obviously amending to cram a bunch of industrial parks into that beautiful area is a REALLY BAD IDEA)

- If this project was known about and Approved Previously 20 years ago, why would it Not be included in the planning of the freeway construction that took place, and Especially The Redesign Construction of the Green River Bridge which CLEARLY DOES NOT Support This Project...???

This Project Negatively Affects & Is The Selling Out Of Our Community and The City Of Corona... Destroying Majestic Landscapes & The Entry Way To Corona, for the "Green River Ranch Industrial Park Project". Literally the last place Industrial Business Parks Our Infrastructure Cannot Handle Should Be Placed... Especially With All Variables Considered. Once again SHOCKING & DISAPPOINTING this is even a consideration, Especially with the Serious Traffic Issues we've had over the years and continue to have... This Project is a Total Liability and Negative Downgrade & Quality of Life And Selling Out Of Our Community.....

Thank you for your time.

Best Regards,

Francesca Da Sacco

On Thu, Sep 22, 2022 at 3:27 PM Wes Speake <[Wes.Speake@coronaca.gov](mailto:Wes.Speake@coronaca.gov)> wrote:

Thank you for writing Francesca!

The council has not seen the project yet. The public scoping meeting is the first step, the developer will have to respond and potentially mitigate for any impacts. A full traffic study will be prepared to note all traffic impacts and compare with 2001 approved specific plan. Then it will go to the planning commission for review, then finally to the city council.

I have CC'ed the City Manager and your Councilmember Steiner to address the other procedural issues you listed below!

Thank you!



**Wes J. Speake**

**Mayor**

**Councilmember, 5<sup>th</sup> District, City of Corona**

**400 S. Vicentia Ave., Corona, CA 92882**

**Office: 951-736-2371 | Cell: 951-833-8060 | [www.CoronaCA.gov](http://www.CoronaCA.gov)**



NEW CELL # 951-833-8060

BCC Council

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**From:** Francesca & Pietro <[dasacco@gmail.com](mailto:dasacco@gmail.com)>

**Sent:** Thursday, September 22, 2022 11:59 AM

**To:** Wes Speake <[Wes.Speake@CoronaCA.gov](mailto:Wes.Speake@CoronaCA.gov)>

**Subject:** Green River Ranch Industrial Park Project

You don't often get email from [dasacco@gmail.com](mailto:dasacco@gmail.com). [Learn why this is important](#)

**[CAUTION]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Mayor Wes Speake,

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about to be destroyed to make way for more industrial business parks, commercial use, homes, and a 150 Room Hotel...?? The project owner has applied for amendments For More Industrial adding even more industrial business buildings?? I was shocked and saddened to find the Notice of Preparation document By Accident a little while back with the public comment period already well in place, and a scheduled Scoping Meeting in which the Public can comment for 9/22/22 5:00 pm at City Hall. The Meeting is currently not listed along with other Upcoming Public Meetings on the City Website, and was not in the Corona City Newsletter, of Upcoming Public Meetings... Yet it affects all of us in the community and is a huge change to the area and a public comment opportunity.

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Thank you for your time.

Best Regards,

Francesca Da Sacco

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