



## NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title:	Rancho de Paseo Valencia (Tract 34760)
Project 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.
Project Location – City:	Corona
Project Location – County:	Riverside
Description of Nature, Purpose, and Beneficiaries of Project:	
<p><b>The proposed project includes:</b></p> <ol style="list-style-type: none"> <li>1) <b>Annexation</b> 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.</li>   <li>2) <b>Specific Plan Amendment</b> 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 7,200 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.</li>   <li>3) <b>Tentative Tract Map No. 34760</b> to subdivide the 64.3 -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.</li> </ol> <p>The project is not a State listed toxic site.</p>	

Lead Agency:	City of Corona
Division	Community Development Department
Date when project noticed to public:	February 3, 2011
Address where copy of the EIR is available:	City of Corona Community Development Department 400 S. Vicentia Avenue, Corona, CA 92882 & City of Corona Public Library 650 S. Main Street, Corona, CA 92882 Or at <a href="http://www.discovercorona.com">www.discovercorona.com</a>
Review Period:	February 3, 2011 through March 21, 2011
Contact Person:	Jason Moquin
Contact Person's Telephone:	951.736.2268