



NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

SCH No.: 2009041015

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044

For Hand Delivery and Overnight Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

(916) 445-0613

PROJECT TITLE Rancho de Paseo Valencia Tract 34760				
LEAD AGENCY City of Corona		CONTACT PERSON Jason Moquin		
STREET ADDRESS 400 S. Vicentia Avenue <small>(If no street address is available, attach a map showing project site (preferably a U.S.G.S. 15' or 7 1/2' topographical map identified by quadrangle name.)</small>				TELEPHONE 951-736-2268
CITY Corona	ZIP CODE 92882	COUNTY Riverside		
PROJECT LOCATION				
COUNTY Riverside		CITY/NEAREST COMMUNITY Corona		
LAT. / LONG.: 33 ° 49 ' 52 " N/ 117 ° 35 ' 7 " W				
CROSS STREETS At southerly terminus of Malaga Street		ZIP CODE 92882	TOTAL ACRES 65.4	
ASSESSOR'S PARCEL NO. 114-040-019, 114-040-020, 275-100-003	SECTION 10, 11, and 14	TOWNSHIP 4S	RANGE 7W	BASE San Bernardino
WITHIN 2 MILES: STATE HIGHWAY NO. No		WITHIN 2 MILES: WATERWAYS No		
WITHIN 2 MILES: AIRPORTS Corona Municipal Airport		WITHIN 2 MILES: RAILWAYS Metrolink		WITHIN 2 MILES: SCHOOLS Corona-Norco Unified District

DOCUMENT TYPE

CEQA		NEPA		OTHER	
<input type="checkbox"/>	NOP	<input type="checkbox"/>	Supplement to EIR	<input type="checkbox"/>	Joint Document
<input type="checkbox"/>	Early Cons	<input type="checkbox"/>	Subsequent EIR	<input type="checkbox"/>	Final Document
<input type="checkbox"/>	Neg Dec	<input type="checkbox"/>	(Prior SCH No.):	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Mit Neg Dec	<input type="checkbox"/>	Other:	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Draft EIR				

LOCAL ACTION TYPE

<input type="checkbox"/>	General Plan Update	<input checked="" type="checkbox"/>	Specific Plan Amendment	<input type="checkbox"/>	Rezone	<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Master Plan	<input type="checkbox"/>	Prezone	<input type="checkbox"/>	Redevelopment
<input type="checkbox"/>	General Plan Element	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	Coastal Permit
<input type="checkbox"/>	Community Plan	<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Land Division (Subdivision, etc.)	<input type="checkbox"/>	Other:

DEVELOPMENT TYPE

<input checked="" type="checkbox"/>	Residential:	Units: 34	Acres: 65.43	<input type="checkbox"/>	Water Facilities:	Type:	MGD:	
<input type="checkbox"/>	Office:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Transportation:	Type:	
<input type="checkbox"/>	Commercial:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Mining:	Mineral:	
<input type="checkbox"/>	Industrial:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Power:	Type:	MW:
<input type="checkbox"/>	Educational:				<input type="checkbox"/>	Waste Treatment:	Type:	
<input type="checkbox"/>	Recreational:				<input type="checkbox"/>	Hazardous Waste:	Type:	
					<input type="checkbox"/>	Other:		

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT:					
<input checked="" type="checkbox"/>	Aesthetic/Visual	<input checked="" type="checkbox"/>	Geologic/Seismic	<input checked="" type="checkbox"/>	Toxic/Hazardous
<input type="checkbox"/>	Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/>	Traffic/Circulation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Vegetation
<input checked="" type="checkbox"/>	Archaeological/Historical	<input type="checkbox"/>	Population/Housing Balance	<input checked="" type="checkbox"/>	Water Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Public Services/Facilities	<input type="checkbox"/>	Water Supply/Groundwater
<input type="checkbox"/>	Coastal Zone	<input type="checkbox"/>	Recreation/Parks	<input type="checkbox"/>	Wetland/Riparian
<input type="checkbox"/>	Drainage/Absorption	<input type="checkbox"/>	Schools/Universities	<input checked="" type="checkbox"/>	Wildlife
<input type="checkbox"/>	Economic/Jobs	<input type="checkbox"/>	Septic Systems	<input type="checkbox"/>	Growth Inducement
<input type="checkbox"/>	Fiscal	<input type="checkbox"/>	Sewer Capacity	<input checked="" type="checkbox"/>	Land Use
<input type="checkbox"/>	Flood Plain/Flooding	<input checked="" type="checkbox"/>	Soil Erosion/Compaction/Grading	<input type="checkbox"/>	Cumulative Effects
<input type="checkbox"/>	Forest Land/Fire Hazard	<input type="checkbox"/>	Solid Waste	<input checked="" type="checkbox"/>	Greenhouse Gases
<input type="checkbox"/>	Other: _____				

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:

Citrus Orchards/ER Cluster/Estate Residential/RR1; Rural Residential/Residential Medium

PROJECT DESCRIPTION (please use a separate page if necessary)

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 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.
- 3) **Tentative Tract Map No. 34760** 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.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice or Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

KEY: S = Document sent by lead agency (Note: The agencies marked have been sent a copy of the Notice of Availability and the Notice of Public Hearing)
 X = Document sent by SCH
 T = Suggested distribution

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below:

S	Air Resources Board	S	Native American Heritage Commission
	Boating & Waterways, Department of		Office of Emergency Services
	California Highway Patrol	S	Office of Historic Preservation
	CalTrans District # _____	S	Parks & Recreation
S	CalTrans Division of Aeronautics		Pesticide Regulation, Department of
S	CalTrans Planning	S	Public Utilities Commission
	Coachella Valley Mountains Conservancy		Reclamation Board
	Coastal Commission		Regional Water Quality Board No.: _____ Resources Agency
S	Colorado River Board		S.F. Bay Conservation & Development Commission
S	Conservation, Department of		San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
	Corrections, Department of		San Joaquin River Conservancy
	Delta Protection Commission		Santa Monica Mountains Conservancy
	Education, Department of		State Lands Commission
	Office of Public School Construction		SWRCB: Clean Water Grants
S	Energy Commission	S	SWRCB: Water Quality
S	Fish & Game Region # _____		SWRCB: Water Rights
	Food & Agriculture, Department of _____		Tahoe Regional Planning Agency
S	Forestry & Fire Protection		Toxic Substances Control, Department of
	General Services, Department of		Water Resources, Department of
S	Health Services, Department of		Other:
S	Housing & Community Development		Other:
	Integrated Waste Management Board		

Local Public Review Period (to be filled in by lead agency):

Starting Date: February 3, 2011 Ending Date: March 21, 2011

Lead Agency (Complete if applicable):

Consulting Firm: Dudek


Address: 1650 Spruce Street, Suite 240

City/State/Zip: Riverside, CA 92507

Contact: Sarah Lozano

Phone: 951.300.2100

Applicant:	Rancho de Paseo Valencia (Manny Valencia)
Address:	1253 Enterprise Court
City/State/Zip:	Corona, CA 92882
Phone:	951.279.4877

Signature of Lead Agency Representative:		Date:	January 31, 2011
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For SCH Use Only:	
Date Received at SCH	_____
Date Review Starts	_____
Date to Agencies	_____
Date to SCH	_____
Clearance Date	_____
Notes:	_____