

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022080640**Project Title:** Green River Ranch Specific Plan Amendment and Industrial Business Park Project & Relocation of Proposed Constrained Linkage 1Lead Agency: City of CoronaContact Person: Sandra VanianMailing Address: 400 S. Vicentia AvenuePhone: 951-736-2434City: CoronaZip: 92882County: Riverside**Project Location:** County: Riverside CountyCity/Nearest Community: CoronaCross Streets: Dominguez Ranch Road & Green River RoadZip Code: 92880Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 36 " N / 117 ° 39 ' 18 " W Total Acres: 160.4Assessor's Parcel No.: 101-180-014, -015, -017, -034, -035, -037, -038 and 101-190-034Section: 30 & 31 Twp.: 3 South Range: 7 West Base: SBBMWithin 2 Miles: State Hwy #: SR-91 / SR-71Waterways: Santa Ana RiverAirports: NARailways: BNSF, Metrolink, Union PacificSchools: Prado View Elementary**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☒ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec(Prior SCH No.) 2022080640☐ Draft EIS☐ Other: _____☐ Mit Neg DecOther: Notice of Availability☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 32 Acres 20.39☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 19,600Acres 5.5Employees 100☐ Mining: Mineral _____☒ Industrial: Sq.ft. 746,167Acres 49.52Employees 100☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Estate Residential, Mixed Use, Hotel/Mixed Use/Office and General Commercial zoning districts within the Green River Ranch Specific Plan

Project Description: (please use a separate page if necessary)

The Project proposes an amendment to the Green River Ranch Specific Plan (GRRSP) to rearrange and change the previously approved land uses, slightly expand the Specific Plan boundary, and designate a large portion of the GRRSP Planning Area (PA) as open space for permanent preservation to comply with the Western Riverside County MSHCP. The proposed reconfiguration of land uses would result in a total of six PAs including: 5.5 acres of General Commercial uses on proposed PA 4; 49.52 acres of Business Park Industrial (BPI) uses on proposed PAs 1, 2, and 3; up to 32 Estate Residential lots on 20.39 acres on proposed PA 5; 83.55 acres of Open Space General land uses on proposed PA 6; and 1.44 acres of roads. In addition, the proposed Project includes an entitlement request that would result in the development of a business park consisting of five industrial buildings on 49.52 acres within proposed PAs 1, 2 and 3. The proposed business park industrial project would result in the construction and operation of up to 746,167 square feet of industrial uses. The Project proposes a conceptual grading plan and a conceptual infrastructure plan; amendments to development standards to govern future development of the GRRSP Planning Area; and includes design guidelines for site planning, architectural character, and landscape architecture to articulate the intended character of future development. Finally, 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.

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>South Coast Air Quality Management District</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

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

Starting Date October 11, 2024 Ending Date November 25, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Enplanners Inc.</u>	Applicant: <u>PSIP WR Green River, LLC (Western Realco)</u>
Address: <u>P.O. Box 55099</u>	Address: <u>500 Newport Center Drive, Suite #630</u>
City/State/Zip: <u>Riverside, CA 92517</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Ray Hussey</u>	Phone: <u>(949) 720-3787</u>
Phone: <u>(951) 289-5233</u>	

Signature of Lead Agency Representative: Sandra Vanian

Digitally signed by Sandra Vanian
Date: 2024.10.08 16:36:10 -0700

Date: October 8, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.