



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Agency Notice of Preparation of an Draft Environmental Impact Report

**DATE:** July 24, 2018

**TO:** Responsible Agencies  
Organizations  
Interested Parties

**PROJECT CASE NO./TITLE:** The Trails at Corona

### CASE NUMBERS:

- General Plan Amendment (GPA) No. 1174
- Change of Zone No. 1800014
- Specific Plan No. 397
- Tentative Tract Map No. 37501, 37502, 37503, and 37504
- City of Corona, No. 37500
- Tentative Parcel Map No. 37519
- Environmental Impact Report No.CEQ180053

A description of each application is listed below:

General Plan Amendment (GPA) No. 1174—to change the proposed project site's General Plan Land Use from Open Space Recreation (OS-REC) to Community Development Medium Density Residential (CD-MDR).

Change of Zone No. 1800014— to change the proposed project site's zoning from One-Family Dwellings (R-1) to Specific Plan (S-P) establishing the Specific Plan standards and boundary.

Specific Plan No. 397—to establish a framework for the development of residential neighborhoods.

Tentative Parcel Map No. 37519 to divide approximately 0.78 acres into one commercial lot.

Tentative Tract Map No. 37501—to divide 44.96 acres into approximately 225 single-family lots, with a 2,254 square foot minimum lot size; Tentative Tract Map No. 37502—to divide 10.26 acres into approximately 47 single-family lots with a minimum lot size of 3,829 square feet. Approximately 1.82 acres are proposed for open space, water quality and recreation; Tentative Tract Map No. 37503—to divide 10.60 acres into 31 single-family lots with a minimum lot size of 3,878 square feet; Tentative Tract Map No. 37504—to divide 14.03 acres into 67 single-family lots, with a minimum lot size of 2,492 square feet.

City of Corona, No. 37500 – to divide 24.9 acres into 56 single-family lots.

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Environmental Impact Report No. CEQ180048—provides an environmental analysis of the potential impacts of the proposed project. The Environmental Issues section below provides additional detail regarding environmental issues that will be addressed in the Draft Environmental Impact Report.

## **PROJECT LOCATION**

The proposed Trails of Corona Specific Plan (Project) is located on the former Mountain View Golf Course, south of State Route 91 and generally west of Avenida Del Vista and east of Serfas Club Drive, in both Unincorporated Riverside County and the City of Corona (see Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Map).

The project site comprises approximately 104.8 acres, of which approximately 79.9 acres are within the County of Riverside's jurisdiction and approximately 24.9 acres are within the City of Corona's jurisdiction. The County of Riverside portion of the site is located within the unincorporated community of Coronita. The site is currently vacant and has been vacant since the closing of the Mountain View Golf Course in 2009. The City of Corona surrounds the site to the north, east, south, and west; however, the site is connected to and adjacent to the County of Riverside unincorporated communities of Green River and Prado Basin. The site has regional access via State Route 91. The Assessor Parcel Numbers for the project site are 102-050-003, 102-050-004, 102-050-008, 102-112-008, 103-113-015, 102-160-003, 102-203-007, 102-192-017, and 103-301-010 within the County of Riverside, and 103-020-007, 103-020-008, 103-020-009, 103-020-010, and 103-020-011 within the City of Corona.

This EIR shall analyze all impacts associated with the proposed project, including impacts generated through development of the portion of the propose project within the jurisdiction of the City of Corona. Thus, it is contemplated that the City of Corona may rely upon this EIR, if completed and certified by the County of Riverside, in connection with any project approvals sought by the project applicant.

## **PROJECT DESCRIPTION**

The project site comprises approximately 104.8 acres, of which approximately 79.9 acres are within the County of Riverside's jurisdiction and approximately 24.9 acres are within the City of Corona's jurisdiction. The project applicant proposes a mixed-use community, including open space with parks and trails, residential areas of various densities, and retail. The project proposes various access points from Serfas Club Drive, Pine Crest Drive, Paseo Grande, and Kirkwood Drive.

The proposed project is divided into six Planning Areas, five of which are within the County of Riverside; multiple Planning Areas contain open space in the form of parks and trails open to the entire community. Additionally, Planning Areas 3, 4, and 5 are to be designed to accommodate age-restricted (55+) homes.

The following residential uses are proposed in each planning area:

- Planning Area 1: 67 single-family residences
- Planning Area 2: 1 retail/commercial space
- Planning Area 3: 110 single-family residences, 114 paired-housing residences, and 1 custom lot
- Planning Area 4: 47 single-family residences
- Planning Area 5: 31 single-family residences
- Planning Area 6 (City of Corona): 56 single-family residences

As noted above, each planning area contains open space in the form or parks and trails open to the general public. Parks could include walking, running and biking trails, tot lots, active sport courts, or dog parks. Park benches and large greenspaces could also be provided for passive recreation. The parks would serve the purpose of water quality clean up from storm and residential run-off, cleaning water before it percolates into the ground or enters the storm drain system. Additionally, some park areas will

serve as detention basins, providing protection to the proposed project and nearby residential areas from potential flooding.

Environmental Issues: CEQA Guidelines Section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The EIR that will be prepared for the proposed project is a full-scope EIR, including all of the CEQA Guidelines Appendix G topical issue areas. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include those listed below. A full-scope EIR is proposed, so there are no environmental topics that have been screened out or that are potentially less than significant.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

The EIR will address the short-term and long-term effects of the proposed project on the environment. The EIR will also evaluate the potential for the proposed project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project that may reduce impacts determined to be significant in the EIR will be evaluated. Mitigation measures will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the California Environmental Quality Act (CEQA) Guidelines.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**PROJECT SPONSOR:**

Applicant: Pinecrest Badger Associates, LLC  
Contact: Dianne O'Brien  
Address: 48900 Milmont Drive  
Fremont, CA 94538

Attn: Larry Ross, Principal Planner

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Accordingly, please provide your written response to the Riverside County Planning Department's address shown above by 5:00 p.m., Monday, August 27, 2018. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the Project and, therefore, should be addressed in the EIR. Relevant information should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

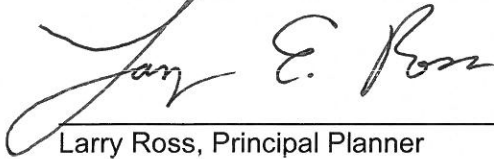
**Public Scoping Meeting**

A public scoping meeting will be held on Tuesday, August 27, 2018 starting at 1:00 p.m. within the County Administrative Center, Board Chambers, Location First Floor, 4080 Lemon Street, Riverside 92501. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

If you have any questions please contact Larry Ross, Principal Planner at 951.955.9294, or thetrails@rivco.org.

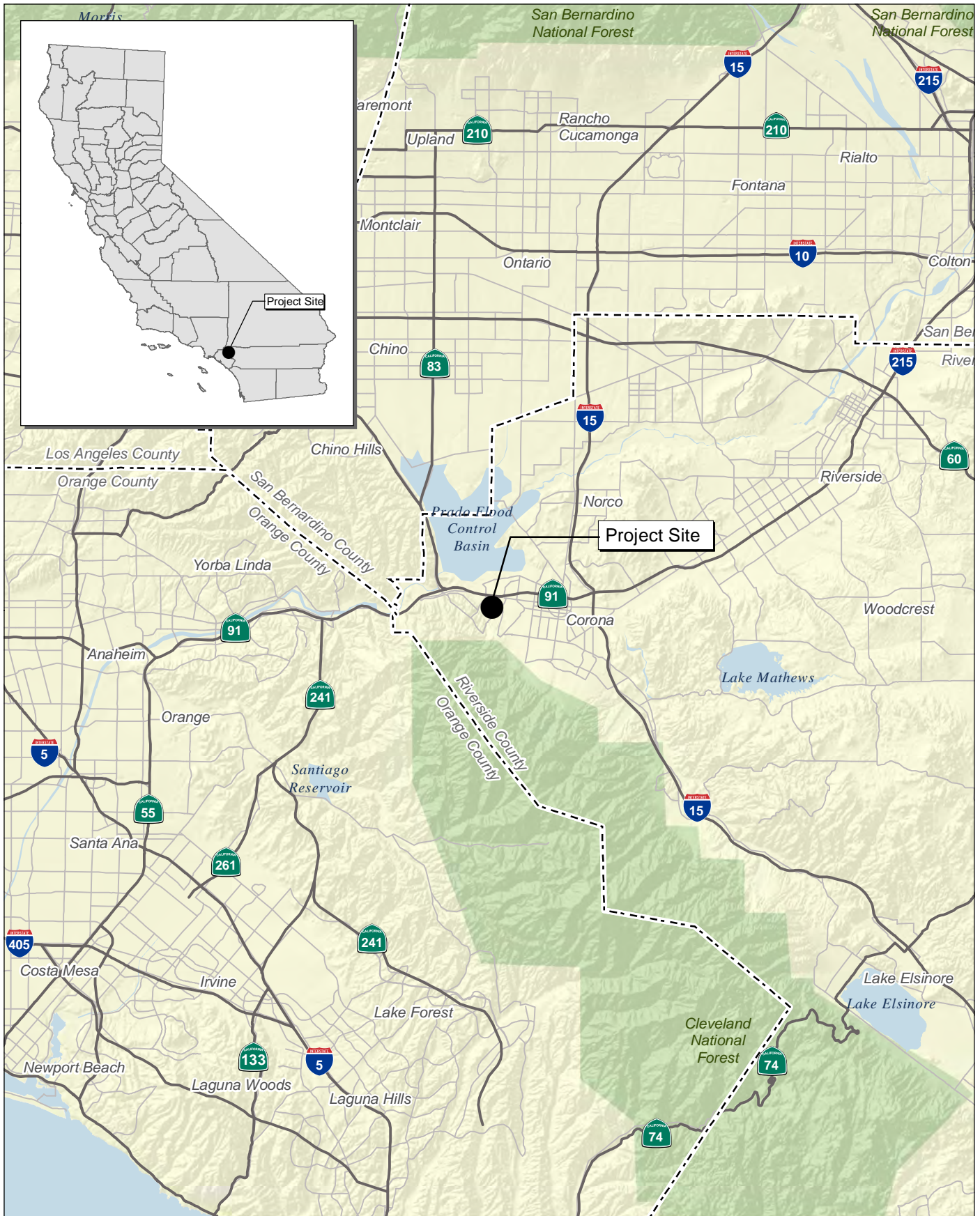
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E. Assistant TLMA Director

A handwritten signature in black ink that reads "Larry E. Ross". The signature is written in a cursive style with a large initial "L".

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Larry Ross, Principal Planner



Source: Census 2000 Data, The CaSIL.

**FIRSTCARBON**  
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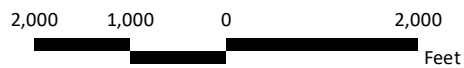


## Exhibit 1 Regional Location Map



Source: Bing Aerial Imagery.

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## Exhibit 2 Local Vicinity Map