

## 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 # 2018071048**

**Project Title:** Trails at Corona

Lead Agency: Riverside County Planning Department Contact Person: Russell Brady  
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951.955.3025  
 City: Riverside Zip: 92502-1409 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: City of Corona, Community of Coronita  
 Cross Streets: SR -1/Serfas Club Dr Zip Code: 92882

Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 32.55 " N / 117 ° 36 ' 39.23 " W Total Acres: 104.8

Assessor's Parcel No.: 103-020-007, -008, -009, -010, and -011, 102-050-004, -008, -021, -022, -024; 102-11 Section: 00 Twp.: 3 S Range: 7W Base: San Bernadino

Within 2 Miles: State Hwy #: SR-91 Waterways: Wardlow Wash

Airports: N/A Railways: Metrolink 91, Inland Empire-OC Line Schools: 8 elementary/Middle. 1 High school

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  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 309 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type City Sewer System MGD \_\_\_\_\_  
 Recreational: Parks, Trails, Swimming Pool, open space  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: Energy

**Present Land Use/Zoning/General Plan Designation:**

Areas 1-5: Open Space/Open Space Recreation (OS-R)/One-Family Dwelling (R-1) Area 6: Agricultural/ Low Density Residential (LDR)

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

The applicant proposes to construct an age-restricted (60+) mixed-use community including open space with parks and trails, residential areas of various densities, and retail/commercial. 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. It is located on a former golf course, south of State Route (SR) 91 and generally west of Avenida Del Vista and east of Serfas Club Drive. The site has regional access via SR-91.  
 The project is split into 6 planning areas, 5 in the County and 1 in the City. Planning areas 1, 3, 4, and 5 consist of a total of 259 single-family residences. Area 2 also has 50 paired housing residences and a community center. Area 2 and 6 are no longer being developed, nonetheless, the Draft EIR analyzes the impact if they fully were. Each area contains open space parks, trails and sport courts. The park features serve as water quality control, detention basins and flow control.

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".

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

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

Starting Date January 27, 2025 Ending Date March 13, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Oxbow Partners c/o Blue River Development</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>2855 Pacific Coast Highway, Suite 227</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Corona del Mar, California, 92625</u>
Contact: <u>Janna Waligorski</u>	Phone: <u>714.904.5948</u>
Phone: <u>925.357.2562</u>	

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Signature of Lead Agency Representative: Russell Brady Digitally signed by Russell Brady  
Date: 2025.01.15 08:26:38 -08'00' Date: 1/15/2025

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