



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand, Director

Agency Notice of Completion and Availability of a Draft Environmental Impact Report

DATE: January 27, 2025

TO: Responsible/Trustee Agencies/Parties of Interest

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") for the **Trails at Corona Project** and related applications. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that a Draft Environmental Impact Report (EIR) has been prepared for the Project, is available for review, and to solicit comments on the Draft EIR.

PROJECT CASE NO./TITLE: Trails at Corona Project. SCH: 2018071048. No. SP00397, GPA01174; CZ1800014; and TTM Nos. 37501, 37502, 37503, 37504;

PROJECT LOCATION: The project site is located on the former Mountain View Golf Course, south of State Route (SR) 91, and generally west of Avenida Del Vista, in both unincorporated Riverside County and the City of Corona. 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 City of Corona generally 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.

PROJECT DESCRIPTION: The proposed project consists of a mixed-use community, including residential areas of various densities that would be 100 percent age-restricted to active-adults 60 years old and older, as well as a retail/commercial site with associated parking, and approximately 40 acres of open space with parks and trails. The proposed project is divided into six Planning Areas, five of which are within the County of Riverside and one in the City of Corona; each Planning Area contains open space in the form of parks and trails open to the entire community.

The following residential uses are proposed in each planning area:

- Planning Area 1: 66 two-family residences
- Planning Area 2: At the time of the publication of the Notice of Preparation (NOP), and during the preparation of this Draft EIR, the project applicant proposed the development of a 0.78-acre neighborhood commercial space with approximately 10,000 square feet of quick service food retail use in Planning Area 2. However, Planning Area 2 is now proposed to remain as open space and improvements are limited to a proposed 96-inch storm drain from Planning Area 1 that continues through Planning Area 2 to connect to an existing storm drain line. No development permits or approvals are being sought in Planning Area 2. Nonetheless, consistent with the original project proposal, this Draft EIR analyzes the full development of Planning Area 2 contemplated in the NOP when evaluating potential environmental impacts. This Draft EIR also identifies where the alternate proposal, under which Planning Area 2 remains undeveloped, would result in a different impact conclusion.
- Planning Area 3: 115 single-family residences, 50 two-family residences, and a community center
- Planning Area 4: 47 single-family residences
- Planning Area 5: 31 single-family residences
- Planning Area 6 (City of Corona): At the time of the publication of the NOP, and during the preparation of this Draft EIR, the project applicant proposed the development of 56 single-family detached residences and a new trail system in Planning Area 6. However, Planning Area 6 is now proposed to remain as open space and no development of Planning Area 6 is contemplated. Nonetheless, consistent with the original project proposal, this Draft EIR analyzes the full development of Planning Area 6 contemplated in the NOP when

evaluating potential environmental impacts. This Draft EIR also identifies where the alternate proposal, under which Planning Area 6 remains undeveloped, would result in a different impact conclusion

LEAD AGENCY: Riverside County Planning Department, 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409, Attn: Russell Brady, Project Planner

PROJECT SPONSOR: Applicant: Oxbow Partners. Address: 2855 Pacific Coast Highway, Suite 227 Corona del Mar, California 92625, United States

AGENCY NOTICE OF COMPLETION AND AVAILABILITY

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, and other parties of interest that the Riverside County Planning Department is processing an Environmental Impact Report for the above-described project. The purpose of this notice is to provide opportunity for review and comment on the Draft EIR. Comments must be submitted not later than forty-five (45) days after receiving this notice.

SCOPE OF ANALYSIS: The proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas has been included in the Draft EIR:

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

PUBLIC REVIEW DOCUMENT: The Draft EIR and appendices are available for review at the following locations and can also be downloaded using the following link: <https://planning.rctlma.org/> under CEQA Environmental Noticing:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501, or

Riverside County Planning Department, 77-588 El Duna Court, Suite H, Palm Desert, California 92211.

PUBLIC COMMENT PERIOD: The Draft EIR 45-day public review period will commence at 8:00 a.m. on January 27, 2025 and end on March 13, 2025 at 5:00 p.m. for interested individuals and public agencies to submit written comments. Written comments on the Draft EIR must be received at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501

Written comments can also be submitted via email to Russell Brady at rbrady@rivco.org within the public review period. The Draft EIR and appendices are available for review and download on the County Planning Department web site website at: <https://planning.rctlma.org/> under CEQA Environmental Noticing

Hearing dates before the County Planning Commission and Board of Supervisors on this matter will be posted on the County web site once scheduled.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92502-3634
rbrady@rivco.org