

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022080640

Project Title: Green River Ranch Specific Plan Amendment & Business Park Industrial Development Project

Lead Agency: City of Corona

Contact Name: Sandra Vanian, Planning Manager

Email: Sandra.Vanian@CoronaCa.gov Phone Number: (951) 279-3553

Project Location: Corona, County of Riverside

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project consists of changes to the existing Green River Ranch Specific Plan (GRRSP) land uses and GRRSP Planning Areas and development of an industrial park in the Planning Areas (PAs) proposed for Business Park Industrial (BPI) uses. The specific plan covers approximately 160 acres and currently consists of the following zoning districts: Estate Residential, Mixed Use, Hotel/Mixed Use/Office, and General Commercial. The project will relocate certain land uses in the specific plan, delete the Mixed Use and Hotel/Mixed Use/Office districts, and add the Business Park Industrial and Open Space General districts. The proposed industrial park development is 37.82 acres and will contain five (5) buildings totaling 746,167 square feet. The Draft Supplemental EIR 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the proposed project would result in potentially significant effects in the areas of aesthetics, air quality, biological resources, cultural resources, geology, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, transportation, and tribal cultural resources. With the exception of air quality and transportation, all potential impacts can be mitigated to a less than significant level. Mitigation measures for Aesthetics include limiting street lighting to locations for safety and using low profile lighting for buildings. Mitigation for Biological Resources include paying into mitigation banks for impacts to the California gnatcatcher and riparian habitat, conducting surveys for nesting birds and Crotch bumble bee, obtaining permits from CDFW, RWQCB, and ACOE, and creating an oak woodland management plan. Mitigation for Cultural Resources include the preparation of a mitigation monitoring and reporting program for cultural resources. Mitigation for Geology involve monitoring construction site for paleontological resources. Mitigation for Greenhouse Gas Emissions include completing the city's Climate Action Plan Screening Tables prior to issuance of a permit. Mitigation for Hazards include the submittal of asbestos surveys prior to demolition. Mitigation for Hydrology/Water Quality involve obtaining permits from RWQCB and CDFG prior to grading/disturbance of drainages. Mitigation for Tribal Cultural Resources include tribal monitoring. Mitigation measures for Air Quality and Transportation are proposed in the draft Supplemental EIR, but are not described herein because implementation of the proposed project would result in significant and unavoidable impacts in these two areas, even with mitigation implemented.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The draft Supplemental EIR did not identify any areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

CDFW #6  
Caltrans District #8  
Regional WQCB #8  
Public Utilities Commission  
SQRCB Water Quality  
South Coast Air Quality Management District