



CITY OF CORONA
PLANNING & DEVELOPMENT DEPARTMENT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Corona has completed an Initial Study for the following project in accordance with Section 5.01 of the City's Guidelines for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the projects may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project may have potentially significant effects, but these significant effects are capable of being mitigated to a point where clearly no significant effects would occur; and there is no substantial evidence in light of the whole record before the city, that the project may have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration (MND) are available for download on the City of Corona's website at <https://www.coronaca.gov/government/departments-divisions/building/projects> and on file for public review at the Planning & Development Department, located at 400 S. Vicentia Avenue, Corona, CA. The city will receive written comments on the proposed MND beginning January 19, 2024, through February 7, 2024. However, public comments and/or written comments on the project will be accepted until 5 p.m. on February 12, 2024.

GPA2023-0002: General Plan Amendment to change the current land use designation from General Commercial (GC) to High Density Residential (HDR, 15-36 du/ac, and up to 75 du/ac for senior units) for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

SPA2023-0004: Specific Plan Amendment to the Mountain Gate Specific Plan (MGSP) to add a new Senior Citizen Residential (SCR) land use category with corresponding development standards for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

CFPA2023-0001: Community Facilities Plan Amendment to the South Corona Community Facilities Plan to change the current land use designation from Commercial (C) to Senior Citizen Residential (SCR, maximum target density of 40.5 du/ac) for 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

PP2023-0006: Precise Plan application to review the site plan, architecture, landscaping and other features associated with the development of a 107-unit assisted senior living facility on 5.15 acres, located at 430 W. Foothill Parkway (Assessor's Parcel Numbers: 114-070-020, 114-070-021 and 114-070-022).

(Applicant: O & I Development)

At its meeting on February 12, 2024, at 6:00 p.m., the Planning and Housing Commission of the City of Corona will consider the project and the Mitigated Negative Declaration and make recommendations to the City Council. If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration and approve the project.

Any person wishing to be heard on any of the above matters may appear and speak at the Planning and Housing Commission meeting or may write to the city on or before the Thursday prior to the meeting. Comments of all responsible agencies are also requested.

cc: Riverside County Clerk (E-filed)
City Clerk's Office (1)
Post Environmental Board (1)
Library (1)
Case file (1)