



**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 June 14, 2024, through July 5, 2024. However, public comments and/or written comments on the project will be accepted until 5 p.m. on July 8, 2024.

GPA2023-0004: General Plan Amendment to change the General Plan designation of approximately 0.7 acres from High Density Residential (HDR) to General Commercial (GC), located on the north side of 2nd Street and west of Buena Vista Avenue (Assessor's Parcel Numbers: 118-027-054 and 118-027-024).

CZ2023-0006: Change of Zone application to change the zoning of two parcels: (1) Approximately 0.7 acres, located on the north side of 2nd Street and approximately 450 feet west of Buena Vista Avenue, from MP (Mobile Home Park) to C-3 (General Commercial), Assessor's Parcel Number is 118-027-054; and (2) Approximately 4.01 acres, located on the south side of 2nd Street and west of Buena Vista Avenue, from MP (Mobile Home Park) to R-3 (Multiple Family Residential), Assessor's Parcel Number is 118-027-055.

PP2023-0007: Precise Plan application to review the site plan, architecture, landscaping and other features associated with the development of a 1,900-square-foot restaurant pad with drive-through service, a gas station, and a 3,775-square-foot convenience store on a 1.40 acres site, located on the north side of 2nd Street and west of Buena Vista Avenue (Assessor's Parcel Numbers: 118-027-054 and 118-027-024).

(Applicant: Greens Development Inc.)

At its meeting on July 8, 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)

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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