



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: 2724 Gateway Drive, Riverside, CA 92507	FROM:	Public Agency/Lead Agency: City of Corona Planning and Development Department Address: 400 S. Vicentia Avenue, Suite 120 Corona, CA 92882 Contact: Sandra Vanian, Planning Manager Phone: (951) 279-3553
TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Click to enter Agency	
		Address: Click enter address	
		Contact:	Click to enter contact
		Phone:	Click to enter phone no.

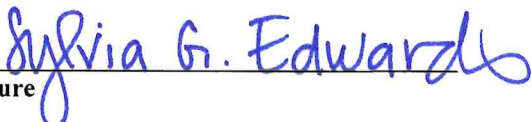
SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): SCH No. 2024060936
Project Title: GPA2023-0004, CZ2023-0006, and PP2023-0007
Project Applicant (include address and telephone number): Greens Development, 16530 Bake Parkway, Suite 200, Irvine, CA 92618
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): North side of 2 nd Street, between the State Route 91 eastbound on-ramp and Buena Vista Avenue

General Project Location (City and/or County): City of Corona, County of Riverside
<p>Project Description:</p> <p>GPA2023-0004: General Plan Amendment application to change the General Plan designation of approximately 0.59 acres from High Density Residential (HDR) to General Commercial (GC), located on the north side of 2nd Street and west of Buena Vista Avenue.</p> <p>CZ2023-0006: Change of Zone application to change the zoning of two parcels: 1) Approximately 0.59 acres (APN 118-270-054), 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); and 2) Approximately 4.01 acres (APN 118-270-055), 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).</p> <p>PP2023-0007: Precise Plan application to review the site plan, architecture, landscaping associate with the development of a 1,900-square-foot restaurant with drive-through service, a gas station, and a 3,750-square-foot convenience store on a 1.40 acres site, located on the north side of 2nd Street and west of Buena Vista Avenue.</p>
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on August 7, 2024 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations [<input type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/> Findings [<input type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
Custodian: Sylvia Edwards, City Clerk	Location: Corona City Hall, City Clerks Office 400 S. Vicentia Avenue, Corona, CA 92882 and Environmental CEQA Documents City of Corona (coronaca.gov)

Date: 8/12/2024 <small>Click or tap to enter a date.</small>	 Signature Name: Sylvia Edwards Title: City Clerk
Date Received for Filing: 8/12/2024 <small>Click or tap to enter a date.</small>	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



CITY OF CORONA
MITIGATED NEGATIVE DECLARATION

NAME AND DESCRIPTION OF PROJECT:

GPA2023-0004: General Plan Amendment application to change the General Plan designation of approximately 0.59 acres from High Density Residential (HDR) to General Commercial (GC), located on the north side of 2nd Street and west of Buena Vista Avenue.

CZ2023-0006: Change of Zone application to change the zoning of two parcels: 1) Approximately 0.59 acres (APN 118-270-054), 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); and 2) Approximately 4.01 acres (APN 118-270-055), 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).

PP2023-0007: Precise Plan application to review the site plan, architecture, landscaping associate with the development of a 1,900-square-foot restaurant with drive-through service, a gas station, and a 3,750-square-foot convenience store on a 1.40 acres site, located on the north side of 2nd Street and west of Buena Vista Avenue.

PROJECT LOCATION:

The project is located on the north side of 2nd Street, west of Buena Vista Avenue and east of the State Route 91 eastbound on-ramp.

ENTITY OR PERSON UNDERTAKING PROJECT:

Greens Development Inc.
16530 Bake Parkway, Suite 200
Irvine, CA 92618

The City Council, having reviewed the initial study of this proposed project and the written comments received prior to the public meeting of the City Council, and having heard, at a public meeting of the Council, the comments of any and all concerned persons or entities, including the recommendation of the City's staff, does hereby find that the proposed project may have potentially significant effects on the environment, but mitigation measures or revisions in the project plans or proposals made by or agreed to by the applicant would avoid or mitigate the effects to a point where clearly no significant effects will occur. **Therefore, the City Council hereby finds that the Mitigated Negative Declaration reflects its independent judgment and shall be adopted.**

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Mitigated Negative Declaration are as follows: Corona City Hall, Planning and Development Department, 400 S. Vicentia Avenue, Corona, CA 92882

Date: 8-8-24



Mayor
City of Corona

Date filed with County Clerk:

TOM RICHINS