

PUBLIC NOTICE

This is a public notice that the City of Corona's Planning and Housing Commission will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Monday, November 25, 2024, at 6:00 p.m. or thereafter upon the following:

GPA2020-0002: General Plan Amendment to change the land use designation of 5.5 acres located north of Green River Road and west of Dominguez Ranch Road from Mixed Use II (Industrial & Commercial) to General Commercial, and change the land use designations on the south side of Green River Road and west of Dominguez Ranch Road from General Commercial, Mixed Use II (Industrial & Commercial), and Estate Residential to 49.31 acres of Mixed Use II (Industrial & Commercial), 20.39 acres of Estate Residential, and 83.34 acres of Open Space-General.

SPA2020-0006: Specific Plan Amendment to the Green River Ranch Specific Plan to reorganize General Commercial and Estate Residential zoning districts and planning areas, delete the Mixed Use and Hotel/Mixed/Commercial zoning districts, and add the Business Park Industrial and Open Space General zoning districts.

TTM 37963: Tentative Tract Map application to subdivide 154.50 acres located on the south side of Green River Ranch Road and west of Dominguez Ranch Road into five numbered lots for industrial purposes, one numbered lot for residential purpose, and two lettered lots for street purposes.

PP2020-0004: Precise Plan application to review the site plan, architecture, landscaping and other features associated with the proposed development of five industrial warehouse buildings totaling 746,167 square feet in the proposed Business Park Industrial (BPI) zoning district within the Green River Ranch Specific Plan, located on the south side of Green River Road and west of Dominguez Ranch Road.

California Environmental Quality Act (CEQA) – In accordance with Section 15162 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA), the City of Corona, as the lead agency under CEQA, prepared a Draft Subsequent Environmental Impact Report (SEIR) to the Green River Ranch Specific Plan Final Environmental Impact Report which was approved and certified by the City of Corona on February 7, 2001. The Draft Subsequent EIR was prepared to address the potential environmental impacts of the proposed changes to the Green River Ranch Specific Plan land uses and the development of a 37.82-acre industrial park proposed within the Green River Ranch Specific Plan. The Draft SEIR 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. The Draft SEIR was prepared in accordance with CEQA, and submitted to the State Clearinghouse (SCH # 2022080640) and advertised to the general public on October 11, 2024 for public comment for a period of 45 days. The public comment period on the Draft SEIR closes November 25, 2024. The Draft SEIR is available for download from the City of Corona's website at www.CoronaCa.gov/government/departments/community-development/planning-division. A physical copy of the Draft SEIR is available for viewing at the Planning Division public counter, located at Corona City Hall, 400 S. Vicentia Avenue, Corona.

(Applicant: PSIP WR Green River LLC)

This is a public hearing, and you are invited to attend and comment on the applications described above. If you challenge any portion of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing. If you have written comments that you wish to be included in the staff report, please deliver them to the Planning and Housing Commission Secretary, on or before the Wednesday prior to the meeting. If you have questions about this notice or the application to be heard, please call Planning Manager, Sandra Vanian, in the Planning and Development Department at (951) 736-2262.

Planning and Housing Commission Secretary
City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882
Corona City Hall-- Online, All the Time @ www.CoronaCA.gov

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