

RESOLUTION NO. 2025-008

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN 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, AND ESTATE RESIDENTIAL TO 49.31 ACRES OF MIXED USE II, AND 103.73 ACRES OF OPEN SPACE-GENERAL AS PART OF CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2025 (GPA2020-0002).

WHEREAS, on November 25, 2024, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council of the City of Corona (“City Council”) approve GPA2020-0002 as part of the General Plan Amendments for Cycle 1 for calendar year 2025 to amend the City’s General Plan to: (1) 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 (2) 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, and Estate Residential to 49.31 acres of Mixed Use II, and 103.73 acres of Open Space-General (“General Plan Amendment”); and

WHEREAS, the General Plan Amendment was submitted in conjunction with an amendment to the Green River Ranch Specific Plan (SPA2020-0006) to amend the Green River Ranch Specific Plan (SP00-001) to rearrange the specific plan land use designations, modify the planning area boundaries, designate a large portion of the Property as open space for permanent preservation, and develop 746,167 square-foot of industrial building area within the proposed Business Park Industrial (BPI) designated portions of the Green River Ranch Specific Plan as amended, Tentative Tract Map (TTM 37963) to subdivide 154.90 acres of the Property into nine (9) lots within Specific Plan Planning Areas 1 through 6, and a Precise Plan (“PP2020-0004”) for the development of the proposed industrial park component within Green River Ranch Specific Plan Planning Areas 1, 2, and 3 (collectively referred to herein as the “Proposed Project”); and

WHEREAS, the Proposed Project originally proposed reducing the existing Estate Residential land use designation from 49.31 acres to 20.39 acres to permit development of up to 32 single-family residential dwellings and to create 83.34 acres of open space; and

WHEREAS, the Housing Crisis Act of 2019 (Government Code Section 66300) restricts the City’s ability to adopt land use or zoning amendments that would result in the reduction of allowed residential density or intensity of land uses than what is allowed under the regulations in effect on January 1, 2018, unless a concurrent change in the land use or zoning designation of other parcels in the City is approved to replace the residential units lost with the land use or zoning amendment, thus ensuring a “no net loss” in the zoning for residential units; and

WHEREAS, Government Section 66300(e)(4) provides that the Housing Crisis Act does not apply to a housing development project located within a very high fire hazard severity zone. Because the Proposed Project is on a site that is located entirely within a Very High Fire Hazard Severity Zone, the Housing Crisis Act does not apply to the Proposed Project; and

WHEREAS, during the public hearing on November 25, 2024, the Planning Commission determined that since the Housing Crisis Act of 2019 does not apply to the Proposed Project, it would be preferable to eliminate the Estate Residential land use designation and increase the open space acreage from 83.34 acres to 103.73 acres and recommended that the Estate Residential land use designation be changed to Open Space General for GPA2020-0002; and

WHEREAS, on February 5, 2025, as the first action on the Proposed Project, the City Council approved a Resolution Adopting Findings and Certifying the Final Subsequent Environmental Impact Report for the Green River Ranch Specific Plan Amendment & Business Park Industrial Development and Relocation of Proposed Constrained Linkage 1 of the Western Riverside County Multiple Species Habitat Conservation Plan (SCH # 2022080640) (“Final SEIR”). The Final SEIR concluded that implementation of the Proposed Project could result in significant and unavoidable negative environmental effects despite the imposition of all feasible mitigation measures identified in the Final SEIR. The City Council determined that the benefits of the Proposed Project outweigh the unavoidable adverse impacts as documented in the Statement of Overriding Considerations included in the resolution certifying the Final SEIR; and

WHEREAS, the Commission based its recommendation to adopt the General Plan Amendment on the findings set forth below, and the adoption of the Final SEIR; and

WHEREAS, on February 5, 2025, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment was comprehensively reviewed; and

WHEREAS, the General Plan Amendment proposes a change to the General Plan Land Use Map based on the findings below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA AS FOLLOWS:

SECTION 1. CEQA Findings. The City Council has reviewed and considered the information contained in the Final SEIR and the administrative record for this General Plan

Amendment, including all written and oral evidence provided during the public hearing. Based upon the facts and information contained in the Final SEIR and the entire administrative record before it, the City Council hereby makes and adopts the following findings:

A. The Final SEIR and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, the City of Corona Local CEQA Guidelines and other applicable law.

B. The Final SEIR contains a complete and accurate reporting of the environmental impacts associated with this General Plan Amendment and reflects the independent judgment and analysis of the City Council.

C. All mitigation measures applicable to this General Plan Amendment shall be a condition of approval for the Proposed Project and are incorporated herein by this reference.

D. The significant environmental effects identified in the Final SEIR have been eliminated or substantially lessened when feasible, and all remaining significant environmental effects are acceptable because the benefits of the Proposed Project outweigh its unavoidable adverse environmental impacts.

SECTION 2. General Plan Amendment Findings. Based on the entire administrative record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The General Plan Amendment is internally consistent with the elements of the General Plan, including the goals and polices stated therein, for the following reasons:

(i) This General Plan Amendment is consistent with General Plan Land Use Policy LU-3.3 because it allows flexibility in the defined land use types, densities and intensities to account for changes in industrial and employment markets by proposing land uses that fit with the current market and facilitates the development of property that is accessible from the freeway and in proximity to other urban land uses.

(ii) This General Plan Amendment is consistent with General Plan Land Use Goal LU-16 by preserving over 103 acres of permanent open space land that provides Corona's residents with opportunities to enjoy the natural environment, provide visual "relief" from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards.

(iii) This General Plan Amendment is consistent with General Plan Environmental Resources Goal ER-6 by protecting over 103 acres of permanent open space to enhance and sustain significant plant and wildlife species and habitat that exist in Corona and its

Planning Areas, for the long-term benefit of the natural environment and Corona residents and visitors.

(iv) This General Plan Amendment is consistent with General Plan Land Use Goal LU-13 by providing the structure for a mix of general commercial, business park industrial, and open space uses. The non-residential uses will house a variety of businesses, enhance the local economy and is appropriately situated on Green River Road, a major arterial roadway, near the 91 and 71 freeways. The open space uses preserve the existing low density and rural character of the neighborhood.

SECTION 3. Approval of General Plan Amendment GPA2020-0002. The General Plan Amendment (GPA2020-0002) is hereby approved as part of the General Plan Amendments for Cycle 1 of calendar year 2025.

SECTION 4. Approval of Land Use Map. The City Council hereby adopts the amendment to the City’s General Plan Land Use Map as set forth on the map attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which the findings set forth in this Resolution have been based are located at City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is Joanne Coletta, Planning and Development Director.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 5th day of February, 2025.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 5th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 5th day of February, 2025.

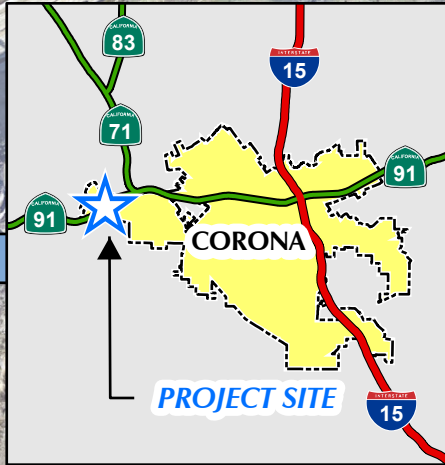
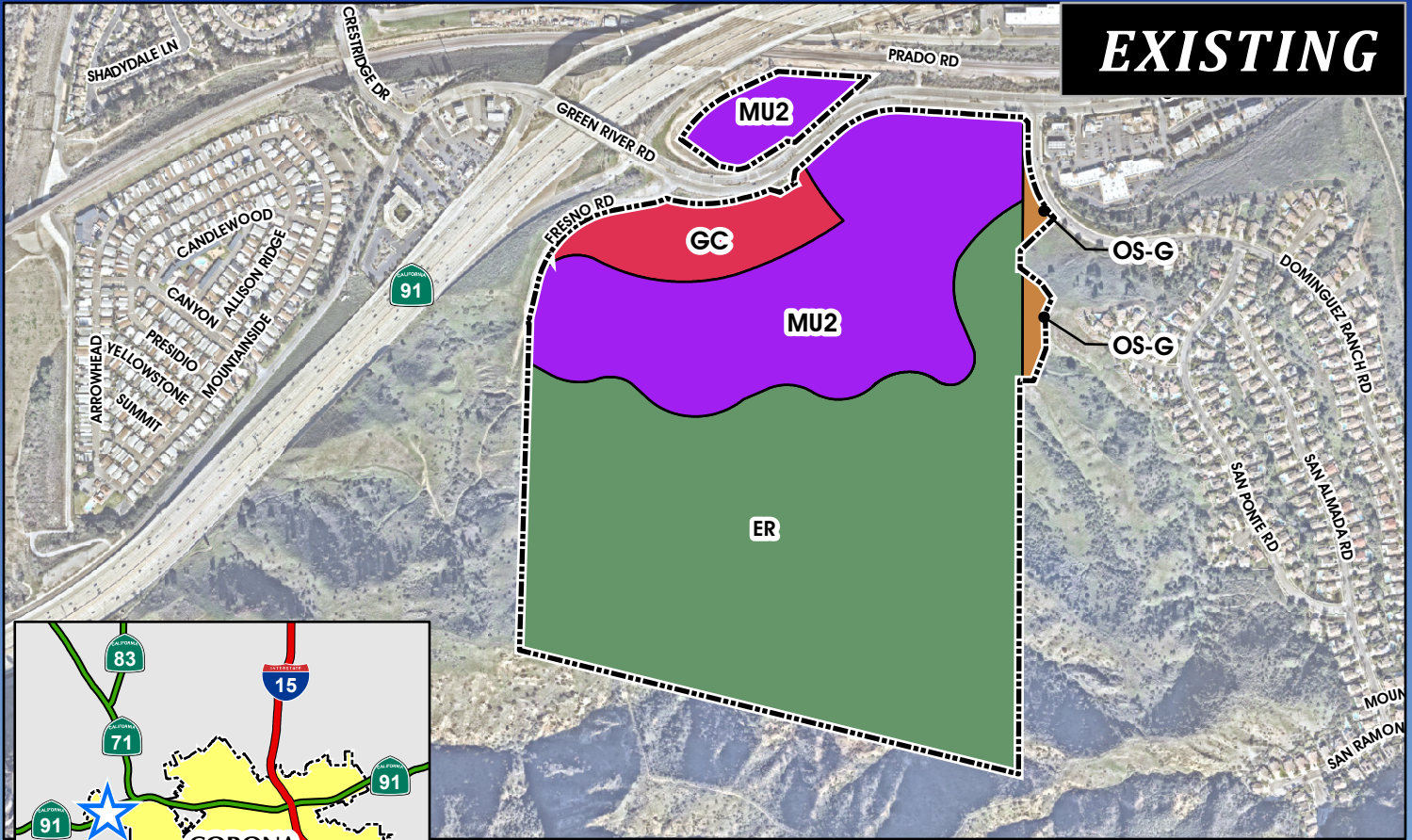
City Clerk of the City of Corona, California

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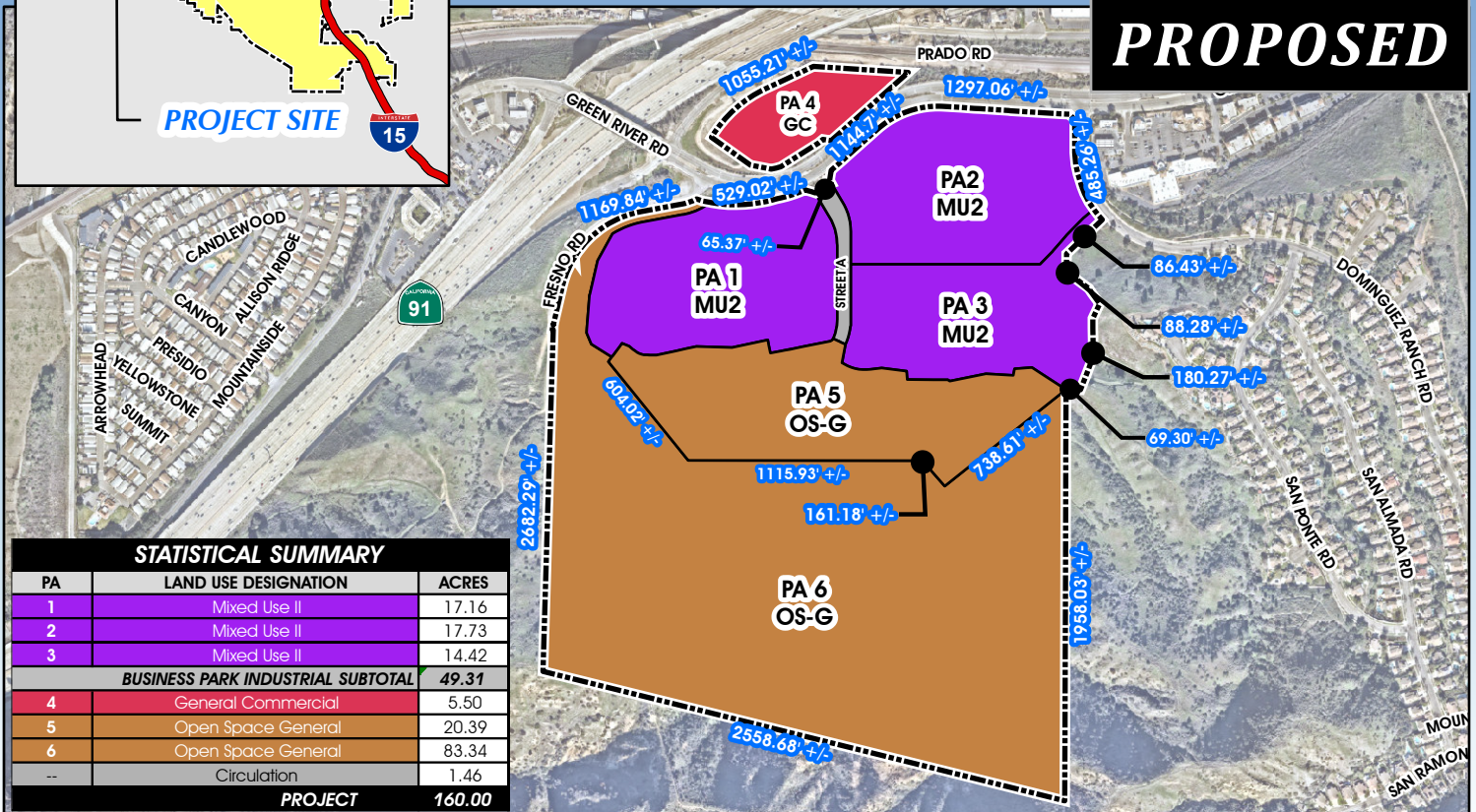
EXHIBIT "A"
PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN
GPA2020-0002

**(THE PROPOSED LAND USE MAP IS ATTACHED AS PAGE A-1 BEHIND THIS
PAGE)**

EXISTING



PROPOSED



| STATISTICAL SUMMARY | | |
|--|----------------------|---------------|
| PA | LAND USE DESIGNATION | ACRES |
| 1 | Mixed Use II | 17.16 |
| 2 | Mixed Use II | 17.73 |
| 3 | Mixed Use II | 14.42 |
| BUSINESS PARK INDUSTRIAL SUBTOTAL | | 49.31 |
| 4 | General Commercial | 5.50 |
| 5 | Open Space General | 20.39 |
| 6 | Open Space General | 83.34 |
| - | Circulation | 1.46 |
| PROJECT | | 160.00 |

Source(s): City of Corona (2020), KWC Engineers (08-19-2021), NearMap Imagery (Feb 2024), RCLMA (2021)

GREEN RIVER RANCH SPECIFIC PLAN

GENERAL PLAN AMENDMENT

