

**RESOLUTION NO. 2025-012**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, TENTATIVELY APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION ON 0.86 ACRES LOCATED ON THE EAST SIDE OF PROMENADE AVENUE, APPROXIMATELY 170 FEET NORTH OF EAST SIXTH STREET, FROM GENERAL COMMERCIAL TO LIGHT INDUSTRIAL AS PART OF THE CYCLE 2 OF GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2025 (GPA2022-0004).**

**WHEREAS**, on February 24, 2025, 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 GPA2022-0004 as part of the General Plan Amendments for Cycle 2 for calendar year 2025 to change the land use designation on 0.86 acres located on the east side of Promenade Avenue, approximately 170 feet north of East Sixth Street ("Property") from General Commercial (GC) to Light Industrial (LI) ("General Plan Amendment"); and

**WHEREAS**, the General Plan Amendment was submitted in conjunction with a change of zone ("CZ2022-0004") to change the zone for the Property from C-3 (General Commercial) to M-1 (Light Manufacturing) to facilitate the development of a new, 9,500 square-foot industrial building (collectively referred to herein as the "Proposed Project"); and

**WHEREAS**, on the basis of the initial study, which indicated that all potential environmental impacts from the Proposed Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") was prepared pursuant to California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

**WHEREAS**, the MND was made available to the public and to all interested agencies for review on January 31, 2025 pursuant to CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines; and

**WHEREAS**, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below; and

**WHEREAS**, on March 19, 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 MND, the initial study and the administrative record for this General Plan Amendment, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the whole record before it, including the MND, the initial study and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

A. The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Corona Local CEQA Guidelines.

B. The MND and initial study contain 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. There is no substantial evidence in the administrative record supporting a fair argument that this General Plan Amendment may result in significant environmental impacts.

D. All environmental impacts of the General Plan Amendment are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study.

**SECTION 2. Adoption of Mitigated Negative Declaration.** The City Council hereby approves and adopts the MND prepared for this General Plan Amendment.

**SECTION 3. Adoption of the Mitigation Monitoring and Reporting Program.** The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for this General Plan Amendment and attached hereto as Exhibit “A” and incorporated herein by reference.

**SECTION 4. 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 in the public interest and would not be detrimental to public health, safety and welfare for the following reason:

(i) This General Plan Amendment will provide a logical continuation of the Light Industrial land use designation for the surrounding parcels to the north and east of the Property and will establish compatibility with the industrial land uses in the immediate area.

B. 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 companion application CZ2022-0004, which proposes to change the zoning designation for the Property from C-3 (General Commercial) to M-1 (Light Manufacturing) consistent with the LI designation requested under GPA2022-0004, with both classifications allowing industrial land uses.

(ii) This General Plan Amendment is consistent with General Plan Land Use Goal LU-3, which encourages a development pattern that retains and complements the City's important residential neighborhoods, commercial and industrial districts and open space. GPA2022-0004 is consistent by allowing for future development of light industrial uses on the Property, which is surrounded by existing industrial and commercial land uses, and thus, continuing the prevalent development pattern in the vicinity.

(iii) This General Plan Amendment is consistent with General Plan Land Use Policy LU-4.3, which allows for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses, and where it is logical and feasible to extend infrastructure. GPA2022-0004 would allow for light industrial development to occur adjacent to existing industrial developments to the north and east, and commercial development to the south, and public infrastructure exists in the vicinity of the Subject Property. The proposed land use change would foster industrial development that complements the scale and pattern of these existing uses, consistent with Policy LU-4.3.

**SECTION 5.** Tentative Approval of General Plan Amendment GPA2022-0004. The General Plan Amendment (GPA2022-0004) is hereby tentatively approved. The City Council hereby tentatively adopts the amendment to the City's General Plan Land Use Map as set forth on the map attached hereto as Exhibit "B" and incorporated herein by reference, subject to final approval of the General Plan Amendments for Cycle 2 of calendar year 2025.

**SECTION 6.** Final Approval. The General Plan Amendment GPA2022-0004 shall become effective upon final approval of the General Plan Amendments for Cycle 2 of calendar year 2025.

**SECTION 7.** 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 8.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 19<sup>th</sup> day of March, 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 introduced and adopted by the City Council of the City of Corona, California at a regular meeting thereof held on the 19<sup>th</sup> day of March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS THEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19<sup>th</sup> day of March 2025.

\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

**EXHIBIT "A"**  
**MITIGATION MONITORING AND REPORTING PROGRAM**

**GPA2022-0004**

**(SEE ATTACHED 4 PAGES)**



**Mitigation Monitoring and Reporting Program  
City of Corona**

No.	Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>CUL-1</b>	<p>Prior to the issuance of a grading permit, the applicant shall provide evidence to the Planning and Development Department that a paleontological monitor has been retained and will be present at the project site during all ground disturbance activities below four (4) feet in depth. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology or related discipline with an emphasis on paleontology and demonstrated competence in paleontological research, field work, reporting and curation).</p> <ol style="list-style-type: none"> <li>1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.</li> <li>2. The paleontological monitor shall be present full-time during initial ground disturbance below 4 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.</li> </ol>	Condition of Approval	Submittal of documentation to the City	Prior to the issuance of a grading permit	Planning and Development Department, Planning Division	

	<p>3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.</p> <p>4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.</p> <p>5. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.</p> <p>6. If the discovery is significant the qualified paleontologist shall notify the Client and City immediately.</p> <p>7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find</p>					
<p><b>CUL-2</b></p>	<p>In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project</p>	<p>Condition of Approval</p>	<p>Submittal of documentation to the City</p>	<p>During project grading and construction; prior to issuance of a</p>	<p>Planning and Development Department, Planning Division</p>	



<p>archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Corona Community and Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p>			building permit		
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	<p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).</p>					
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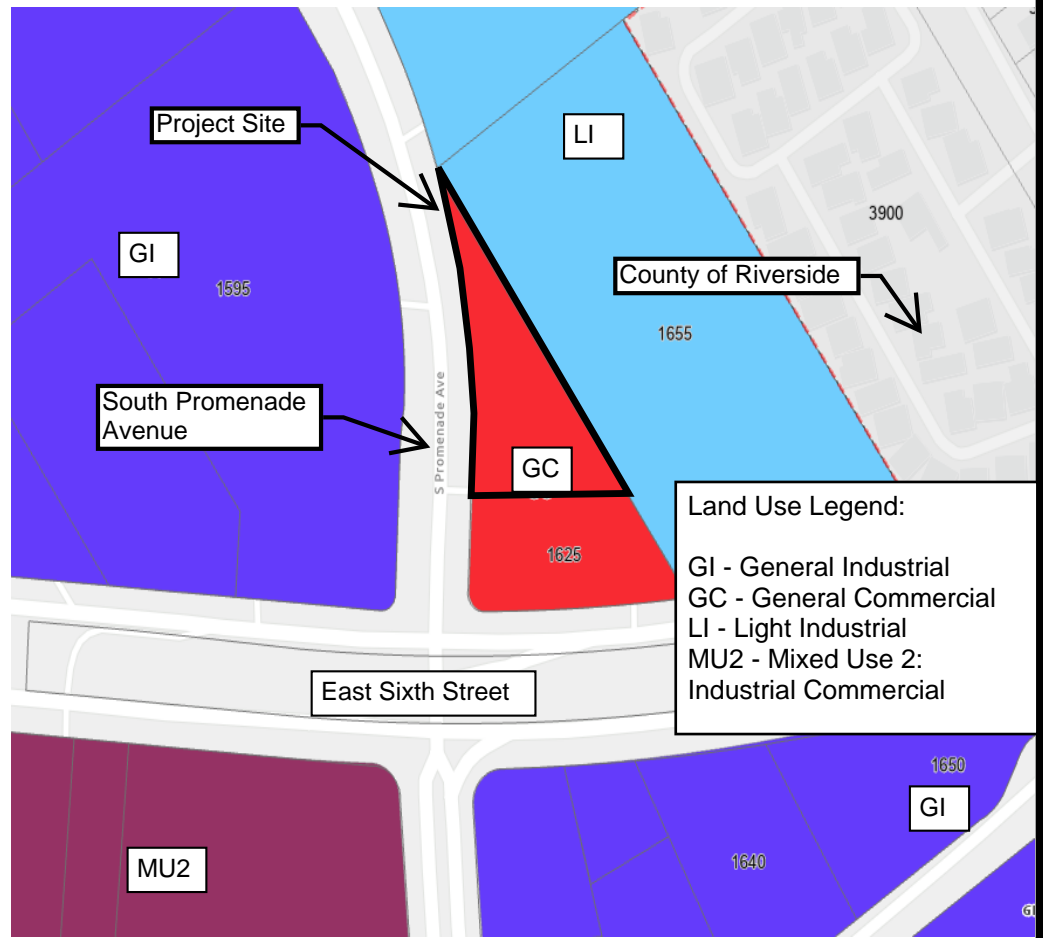
**EXHIBIT “B”**  
**PROPOSED CHANGES TO LAND USE MAP OF THE GENERAL PLAN**  
**GPA2022-0004**

**(SEE ATTACHED PAGE)**



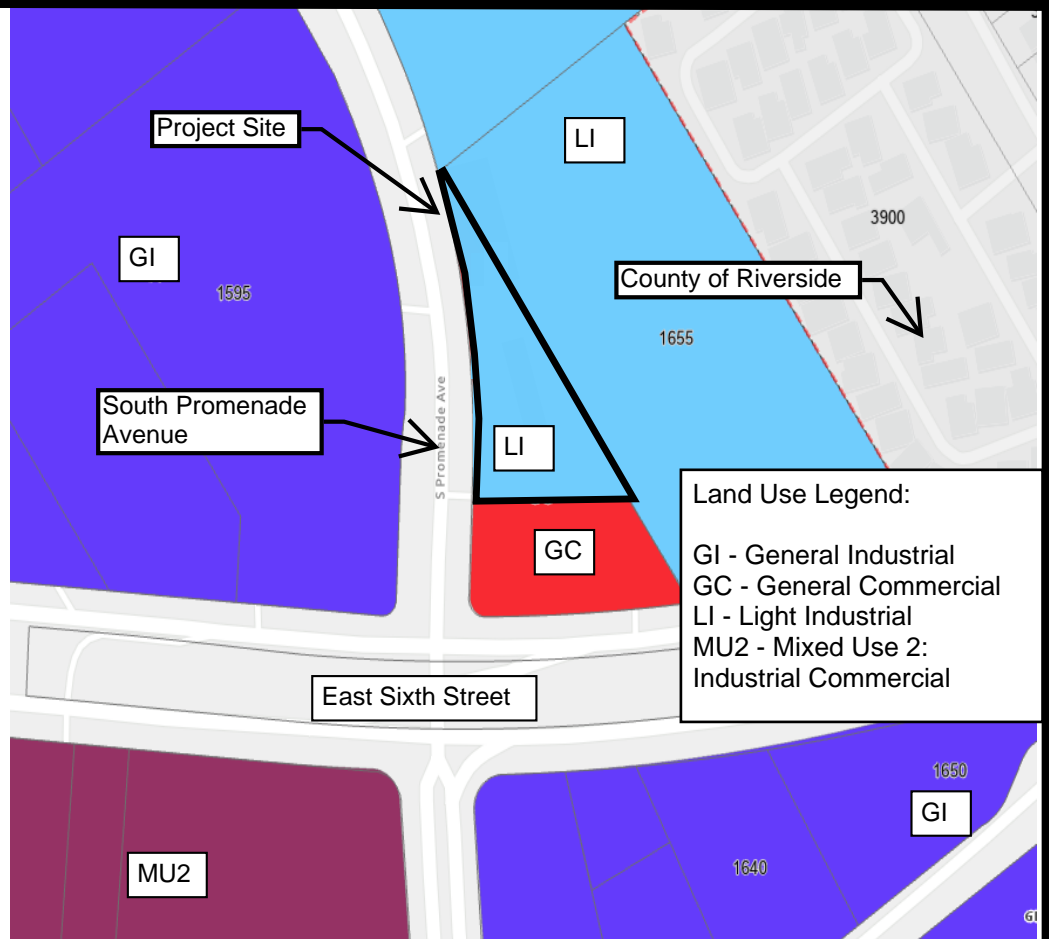
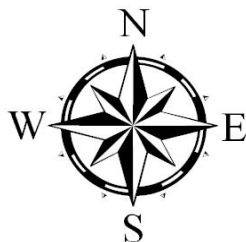
# GPA2022-0004 - East Sixth Street and South Promenade Avenue

**Existing**



Land Use Legend:  
GI - General Industrial  
GC - General Commercial  
LI - Light Industrial  
MU2 - Mixed Use 2:  
Industrial Commercial

**Proposed**



Land Use Legend:  
GI - General Industrial  
GC - General Commercial  
LI - Light Industrial  
MU2 - Mixed Use 2:  
Industrial Commercial