



STAFF REPORT

DATE: 04/07/2025
TO: Honorable Chair and Commissioners
FROM: Planning and Development Department

2025-126

APPLICATION REQUEST:

GPCD2025-0004: Request for a General Plan Consistency Determination for the vacation of 0.852 acres of excess right-of-way on Green River Road and the disposition of 2.55 acres of City-owned properties generally located at the southwest corner of Green River Road and Dominguez Ranch Road. (Applicant: City of Corona)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2663 determining that the vacation of the excess right-of-way on Green River Road and disposition of City-owned properties are consistent with the General Plan.

BACKGROUND

On November 25, 2024, the Planning and Housing Commission approved a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map and Precise Plan to develop 49.31 acres into an industrial business park located on the south side of Green River Road and west Dominguez Ranch Road. The developer of the project is PSIP WR Green River, LLC. The project was subsequently approved by the City Council on February 5, 2025. The approved site plan for the business park is attached as Exhibit 2.

The approved site plan included a 0.852-acre portion of right-of-way on Green River Road and portions of two City-owned properties totaling 2.55 acres which the developer had been in the process of acquiring from the City (Exhibit 3). The right-of-way on Green River Road is located on the south side of Green River Road, just west of Dominguez Ranch Road. The two City-owned properties are located just west of Dominguez Ranch Road and are comprised of unimproved open space that are part of the city's Landscape

Maintenance District (LMD). The applicant intends to use the land for the construction of manufactured slopes to support the project’s parking lots and a portion of the project’s secondary emergency access located next to Dominguez Ranch Road.

Table 1: City Properties To Be Acquired By PSIP WR, LLC

| Property | Assessor’s Parcel Number | Acreage |
|--------------------------------------|---------------------------------|----------------|
| Green River Road excess right-of-way | N/A | 0.852 ac. |
| LMD area | Portion of 101-190-037 | 1.094 ac. |
| LMD area | Portion of 101-190-034 | 1.46 ac. |

Surplus Land Act

Before the City could continue with the sale of the land to PSIP WR Green River, the property had to be formally declared as surplus land, and the land had to be disposed in accordance with the procedures set forth by state law in the Surplus Land Act.

On August 16, 2023, the City Council adopted Resolution No. 2023-090 declaring the subject right-of-way on Green River Road and LMD land as surplus land and that the land is no longer necessary for the City’s use.

On August 23, 2023, the City sent Notices of Availability (NOA) to interested parties in accordance with the Surplus Land Act. Within 60 days of the release of the Notices of Availability, one entity expressed interest in the property. The City requested additional information, but the entity did not respond within the City’s deadline. On July 8, 2024, the City received a written determination from the California Department of Housing and Community Development confirming that the City’s disposition of the surplus land complies with the Surplus Land Act, bringing the Surplus Land Act process to a conclusion.

As a final step before the City can proceed with selling the land to PSIP WR Green River, the City must make a General Plan consistency determination pursuant to state law (Government Code Section 65402) determining that the vacation of the right-of-way on Green River Road and disposition of the LMD land is consistent with the goals and policies of the city’s General Plan.

ANALYSIS

City staff reviewed the developer’s request to acquire the 0.852-acre portion of right-of-way on Green River Road and 2.55 acres of City-owned LMD land and does not object to the request because Green River Road will have sufficient right-of-way upon completion of the proposed business park development. The 0.852 acres will not be needed and will become excess right-of-way. Also, the 2.55 acres of LMD land are not designated parkland or part of the City’s parkland inventory. Selling the excess right-of-way and LMD land to PSIP WR Green River would benefit the developer’s project and

relieve the City of having to maintain land that has been determined to be excess and unnecessary for the City's use.

California Government Code 65402 requires that when a local agency plans to acquire, dispose of or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is consistent with the city's General Plan. Staff has determined that the proposed vacation of the excess right-of-way on Green River Road and the disposition of the LMD land are consistent with the following General Plan policies:

| General Plan Policy: | Reason: |
|--|--|
| <p>LU-3.1 – Permit land uses and development in accordance with the Corona General Plan Land Use Designations.</p> | <p>General Plan Amendment 2020-0002 was approved by the City Council on February 5, 2025, which effectively amended the City's General Plan Land Use Plan by establishing the Mixed Use II – Commercial and Industrial land use designation over 49.31 acres located on the south side of Green River Road and west of Dominguez Ranch Road to facilitate the Green River Ranch Business Park project. The land use change included the surplus land that is being acquired by the developer, PSIP WR Green River. The proposed vacation and disposition of the surplus land would enable the developer to develop the surplus land as allowed by the General Plan's Land Use Designations, consistent with Policy LU-3.1.</p> |
| <p>LU-4.3 – Allow for the development of vacant lands on the periphery of existing development that complements the scale and pattern of existing uses; protects significant plant, animal and other natural environmental resources by keeping vegetation management zones and emergency access roads within the project boundary; protects development and population from natural hazards; and where it is logical and feasible to extend infrastructure.</p> | <p>The vacation and disposition of the surplus land is consistent with Policy LU-4.3 because it would allow for the development of a vacant and underutilized site including the construction of all missing adjacent public improvements. The surplus land will be constructed into manufactured slopes and landscaped for site enhancement, slope stabilization and fire protection purposes, and to support the construction of an emergency access drive aisle to provide the business park development a secondary emergency access point located on Dominguez Ranch Road.</p> |

ENVIRONMENTAL ANALYSIS

The General Plan consistency determination is not a project under the California Environmental Quality Act (CEQA), and therefore, does not require environmental review.

FISCAL IMPACT

The proposed vacation and disposition of City-owned land has no impact on the City's General Fund.

PUBLIC NOTICE AND COMMENTS

California Government Code Section 65401 does not require public notification for a General Plan Consistency Determination.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Exhibits:

1. Resolution No. 2663
2. Green River Ranch Business Park Site Plan
3. Properties Proposed for Acquisition by PSIP WR Green River, LLC