



RESOLUTION NO. 2663

APPLICATION NUMBER: GPCD2025-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA REGARDING 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)

WHEREAS, the application to the City of Corona (“City”) is proposing 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 (“subject property”); and

WHEREAS, on November 25, 2024, the Planning and Housing Commission approved a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map and Precise Plan application to develop 49.31 acres into an industrial business park, known as the Green River Ranch Business Park, located on the south side of Green River Road and west of Dominguez Ranch Road (“project”); and

WHEREAS, the developer of the project is PSIP WR Green River, LLC; and

WHEREAS, the project was subsequently approved by the City Council on February 5, 2025; and

WHEREAS, the project’s 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; and

WHEREAS, the right-of-way on Green River Road is located on the south side of Green River Road, just west of Dominguez Ranch Road, and 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); and

EXHIBIT 1

WHEREAS, the applicant intends to acquire the subject land from the City 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; and

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

WHEREAS, on August 23, 2023, the City sent Notices of Availability regarding the sale of the surplus land to the entities designated in the Surplus Land Act in accordance with the Surplus Land Act; and

WHEREAS, on July 8, 2024, the California Department of Housing and Community Development determined that the City's disposition of the surplus land complies with the Surplus Land Act; and

WHEREAS, the City has determined the subject right-of-way on Green River Road to be excess right-of-way because Green River Road will have sufficient right-of-way upon completion of the proposed project, and the subject LMD land is not designated parkland or part of the City's parkland inventory; and

WHEREAS, selling the surplus 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; and

WHEREAS, California Government Code Section 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; and

WHEREAS, the Planning and Housing Commission at its meeting on April 7, 2025, considered and determined that the vacation of the excess right-of-way on Green River Road and disposition of portions of City-owned properties are consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 7th day of April, 2025 that the vacation of the excess right-of-way on Green River Road and disposition of City-owned properties are found to be consistent with the City of Corona General Plan, based on the following findings:

1. General Plan Land Use Element Policy LU-3.1 aims to *permit land uses and development in accordance with the Corona General Plan Land Use Designations*. 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.

2. General Plan Land Use Element Policy LU-4.3 aims to *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.* 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.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk.

Adopted this 7th day of April, 2025.

Sarah Longwell, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 7th day of April, 2025, and was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California