



April 3, 2025

City of Corona
Planning & Development Department
400 S. Vicentia Avenue
Corona, CA 92882

RE: General Plan Consistency Determination for 482 Corona Mall (APN 117-143-018), Corona, CA 92879.

Dear Ms. Coletta:

The City of Corona is requesting a General Plan Consistency Determination, pursuant to Government Code Section 65402, concerning the proposed acquisition of 482 Corona Mall (APN 117-143-018). The property is owned by Mowbray P. Hagan and Mavis Hagan and the area is zoned as Downtown District (D) per the Downtown Corona Specific Plan (SP 98-01). The Property at 482 Corona Mall is approximately .09 acres (4,000± square feet) and is used as a commercial building.

The City approached the property owners with intent to purchase the property due to recent direction from Council. The owners at this time offered the City an opportunity to negotiate a purchase of the property given its location within the North Corona Mall. It is in the City's best interest to acquire these properties to encourage the overall goal of creating a thriving, vibrant destination in the Downtown Core.

Thank you for your consideration in this matter. Please feel free to contact me at (951) 817-5730 or by email at Joel.Belding@CoronaCA.gov with any further questions.

Sincerely,

Joel Belding
Economic Development Director



EXHIBIT 3