

RESOLUTION NO. 2025-087

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORONA, CALIFORNIA, ORDERING THE SUMMARY
VACATION OF A PORTION OF GREEN RIVER ROAD
WEST OF DOMINGUEZ RANCH ROAD.**

WHEREAS, the City of Corona (“City”) acquired that portion of Green River Road located immediately west of Dominguez Ranch Road as part of Annexation No. 55 and Annexation No. 95 for the annexation of territory to the City pursuant to the Cortese-Knox Local Government Reorganization Act of 1985 (Government Code Section 56000 *et seq.*) as approved by Resolution Nos. 86-11 and 2001-11; and

WHEREAS, PSIP WR Green River, LLC, a Delaware limited liability company (“Developer”), the owner of approximately 49.31 acres of property located south of Green River Road and west of Dominguez Ranch Road, has requested the summary street vacation of a portion of the south side of Green River Road, constituting approximately 0.852 acres of land area, as more particularly described and depicted in Exhibit “A” attached hereto and incorporated herein by reference (“Excess ROW”), in order to facilitate the development of an industrial business park; and

WHEREAS, the General Plan classifies Green River Road as a major arteria 6-lane street, which has a full street width requirement of 106 feet. As part of the entitlements for the development of the industrial business park, Developer is required to widen and improve Green River Road such that it will be improved to an ultimate street width of 106 to 130 feet, not including the Excess ROW; and

WHEREAS, the Excess ROW, which is vegetated land that is not part of the pedestrian or vehicular travel way, is not needed or required for street purposes, is in excess of the right-of-way designated by the General Plan and current City standards, and is not an integral component of the City’s circulation system; and

WHEREAS, these summary vacation proceedings are being conducted pursuant to the requirements of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code of the State of California, which authorizes the City Council to summarily vacate excess right-of-way of a street or highway that is not required for street or highway purposes; and

WHEREAS, pursuant to Section 8313 of the California Streets and Highways Code, on or about April 7, 2025, the City’s Planning and Housing Commission determined that the vacation of the Excess ROW is consistent with the City of Corona General Plan because it would allow for the development of a vacant and underutilized site including the construction of all missing adjacent public improvements. The Excess ROW 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

EXHIBIT 1

business park development a secondary emergency access point located on Dominguez Ranch Road.

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

SECTION 1. Incorporation of Recitals. The above Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Findings. The City Council finds that: (i) the Excess ROW is considered excess right-of-way because it is not needed to satisfy the full street width requirement for Green River Road; (ii) the Excess ROW is not be needed for street and highway purposes because the existing width of Green River Road satisfies all current City standards and is adequate to serve the residents and businesses in the City; and (iii) there are no public utility facilities in use or that would be affected by the vacation of the Excess ROW.

SECTION 3. Vacation of the Existing Right-of Way. The City Council hereby summarily vacates the Excess ROW in accordance with Section 8334(a) of the California Streets and Highways Code.

SECTION 4. Effective Date. This Resolution shall be effective immediately.

SECTION 5. Recordation. The City Clerk shall cause a certified copy of this Resolution to be recorded in the Riverside County Recorder's Office. From and after the date this Resolution is recorded, the Excess ROW shall no longer constitute a street, highway, or public right-of-way.

PASSED, APPROVED AND ADOPTED this 18th day of June, 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 18th day of June, 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 18th day of June, 2025.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT "A"

**LEGAL DESCRIPTION AND DEPICTION OF EXCESS ROW
(INCLUSIVE OF CITY LANDSCAPE MAINTENANCE DISTRICT PROPERTY IN
PARCEL 1)**

EXHIBIT "A"
LEGAL DESCRIPTION
OF
PROPERTY AQUISITION

Parcel 1:

That portion of Rancho La Sierra Yorba, set apart and allotted to John J. Scully in the decree of partition in the case of Chaves, et al., vs. Scully, et al., Action No. 7939 of the Superior Court of the State of California, in and for the County of Riverside, a certified copy of which appears of record in Book 637, Page 432 of Deeds, Riverside County Records, along with that portion of Lot 9 of Amended Tract Map No. 20872-4, in the City of Corona, County of Riverside, State of California, as shown on Map on File in Book 181, Pages 44 through 47, inclusive, of Maps, in the Office of the County Recorder of said County and being more particular described as follows:

BEGINNING at the northwest corner of said Lot 9, said point being on the southerly Right of Way of Green River Road per Caltrans Right of Way Map No. 911513 and shown on Record of Survey on file in Book 128, Pages 42 and 43, of Record of Surveys, in the Office of the Recorder of said County, said point also being the beginning of a non-tangent curve, concave northerly and having a radius of 2760.01 feet, a radial bearing to said point bears South 02°02'16" West;

Thence westerly along said curve and said southerly Right of Way, through a central angle of 01°37'21", an arc length of 78.16 feet;

Thence westerly along said southerly Right of Way, North 86°21'17" West, a distance of 693.52 feet;

Thence South 61°00'26" West, a distance of 134.64 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 436.00 feet, a radial bearing to said point bears South 40°49'38" East;

Thence northeasterly along said curve, leaving said southerly Right of Way, through a central angle of 32°52'57", an arc length of 250.22 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 434.00 feet, a radial bearing to said point bears South 6°34'45" East;

Thence northeasterly and easterly along said curve, through a central angle of 10°13'51", an arc length of 77.50 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 86°20'54" East, a distance of 534.19 feet to the beginning of a tangent curve, concave northerly and having a radius of 2710.00 feet;

Thence southeasterly along said curve and through a central angle of 1°25'38", an arc length of 67.50 feet to the beginning of a non-tangent line;

Thence southeasterly along said non-tangent line, South 43°53'50" East, a distance of 35.59 feet to the southerly prolongation of the westerly Right of Way of Dominguez Ranch Road, being 68.00 feet in width as shown on said Amended Tract Map No. 20872-4;

Thence southerly along said prolongation and said westerly Right of Way, South 00°29'57" West, a distance of 128.05 feet to the beginning of a tangent curve, concave easterly and having a radius of 514.00 feet;

Thence southerly and southeasterly along said curve, through a central angle of 42°32'45", an arc length of 381.68 feet to the beginning of a non-tangent line;

Thence southwesterly, leaving said westerly Right of Way of Dominguez Ranch Road, South 46°20'34" West, a distance of 237.86 feet to the west line of said Lot 9;

Thence northerly along said west line, North 00°08'31" East, a distance of 617.50 feet to said **POINT OF BEGINNING**.

Said Parcel having an area of 84,784 Square Feet = 1.946 Acres

Parcel 2:

That portion of Lot 9 of Amended Tract Map No. 20872-4, in the City of Corona, County of Riverside, State of California, as shown on Map on File in Book 181, Pages 44 through 47, inclusive, of Maps, in the Office of the County Recorder of said County and being more particular described as follows:

COMMENCING at the northwest corner of said Lot 9, thence southerly along the west line of said Lot 9, South 00°08'31" West, a distance of 700.20 feet to the **TRUE POINT OF BEGINNING**;

Thence southeasterly, leaving said west line, South 53°26'31" East, a distance of 135.89 feet;

Thence South 34°53'33" East, a distance of 88.29 feet;

Thence South 25°09'55" West, a distance of 76.27 feet;

Thence South 00°52'41" East, a distance of 180.27 feet;

Thence South 20°40'59" West, a distance of 171.40 feet;

Thence North 89°06'38" West, a distance of 70.85 feet to said west line of said Lot 9;

Thence northerly along said west line, North 00°08'31" East, a distance of 561.90 feet to said **TRUE POINT OF BEGINNING**.

Said Parcel having an area of 63,580 Square Feet = 1.460 Acres

All as shown on Exhibit 'B', attached hereto and by this reference, made a part thereof.

Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 2-23-23

Thomas M Caseldine. Date

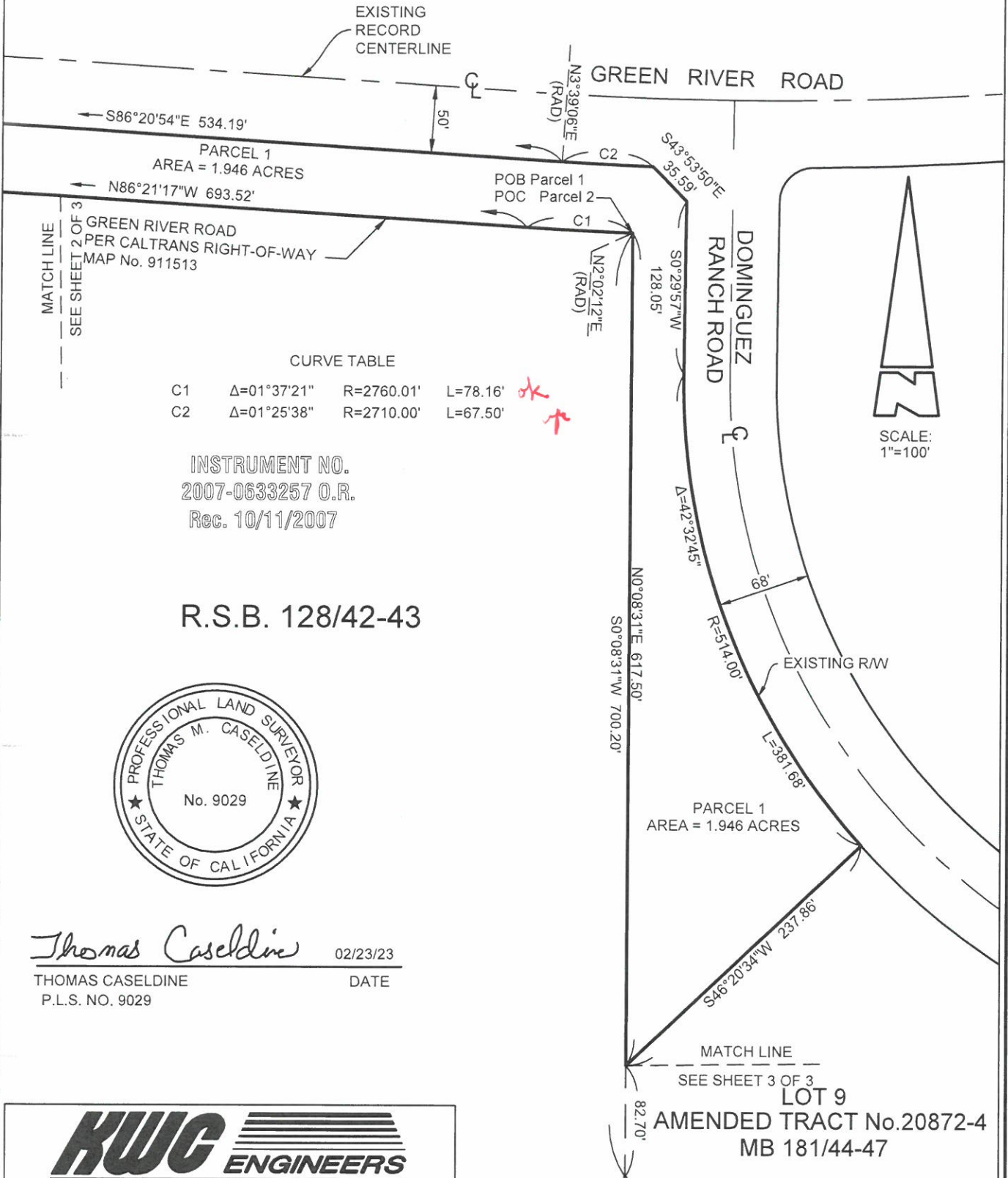
P.L.S. 9029



February 23, 2023
LLC/TMC/tmc
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EXHIBIT "B"
PROPERTY ACQUISITION
CITY OF CORONA

SHEET 1 OF 3 SHEETS



CURVE TABLE

C1	Δ=01°37'21"	R=2760.01'	L=78.16'
C2	Δ=01°25'38"	R=2710.00'	L=67.50'

INSTRUMENT NO.
2007-0633257 O.R.
Rec. 10/11/2007

R.S.B. 128/42-43



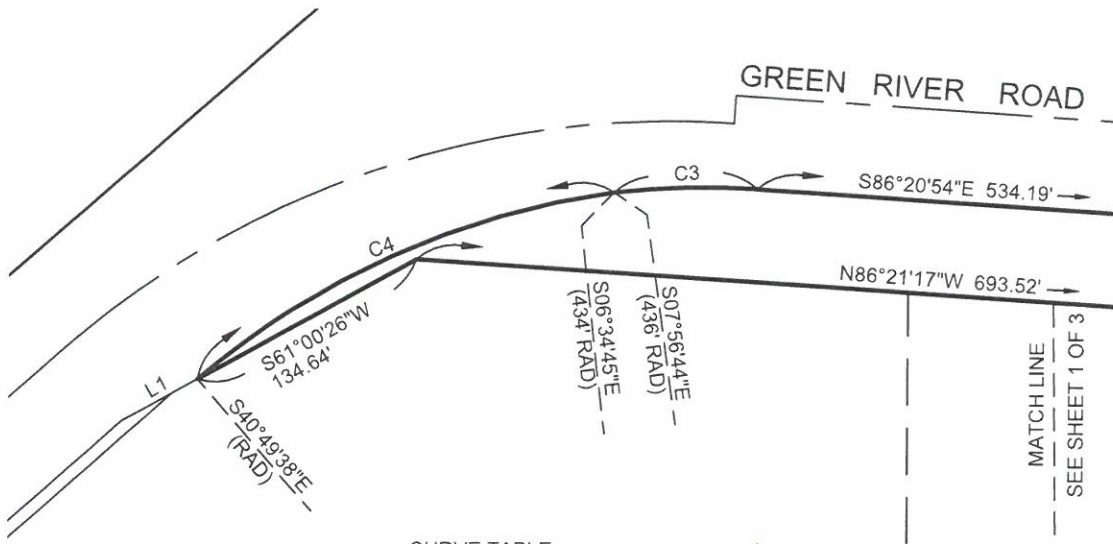
Thomas Caseldine 02/23/23
THOMAS CASELDINE DATE
P.L.S. NO. 9029



CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA. 92881-3370 951-734-2130

EXHIBIT "B"
PROPERTY AQUISITION
CITY OF CORONA

SHEET 2 OF 3 SHEETS



CURVE TABLE

C3	$\Delta=10^{\circ}13'51''$	$R=434.00'$	$L=77.50'$	sk
C4	$\Delta=32^{\circ}52'55''$	$R=436.00'$	$L=250.22'$	sk

LINE TABLE

L1	$S61^{\circ}00'26''W$	$46.77'$
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INSTRUMENT NO.
2007-0633257 O.R.
Rec. 10/11/2007

MATCH LINE
SEE SHEET 1 OF 3



SCALE:
1"=100'

R.S.B. 128/42-43



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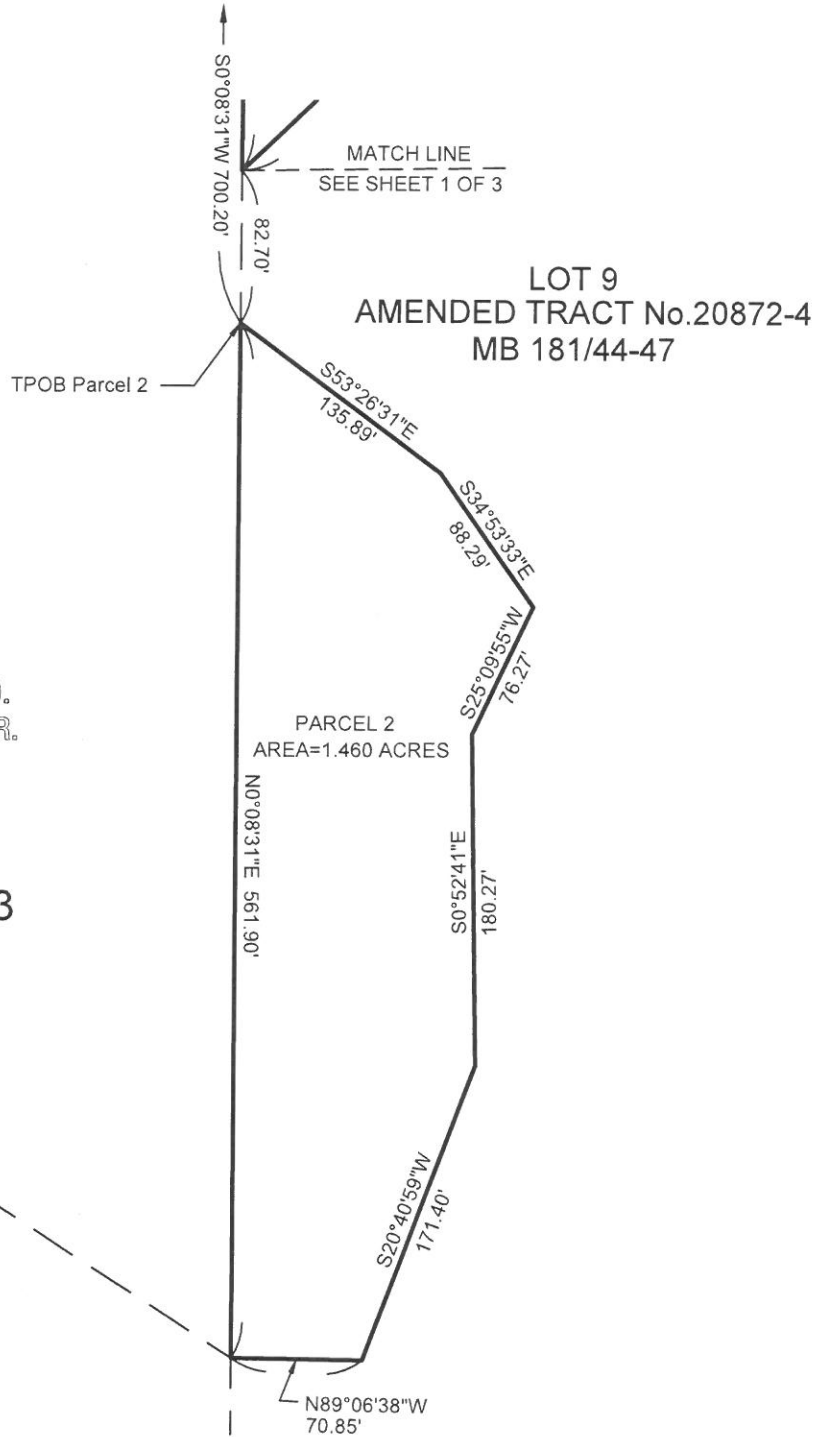
EXHIBIT "B"
PROPERTY AQUISITION
CITY OF CORONA



SCALE:
1"=100'

INSTRUMENT NO.
2007-0633257 O.R.
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