



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: County Clerk, County of Riverside 4080 Lemon Street, Riverside, CA 92501	FROM:	Public Agency/Lead Agency: City of Corona Planning & Development Department Address: 400 S. Vicentia Avenue, Corona, CA 92882 Contact: Joanne Coletta, Planning & Development Director Phone: 951-736-2434
TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (submitted online and sent via email to: State.clearinghouse@opr.ca.gov <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Click to enter Agency	Address: Click enter address
		Contact:	Click to enter contact
		Phone:	Click to enter phone no.

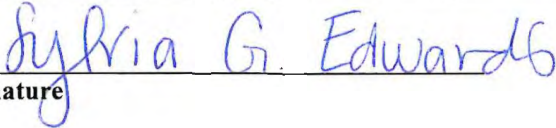
SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2022080640
Project Title: Green River Ranch: General Plan Amendment 2020-0002 (GPA2020-0002), Specific Plan Amendment 2020-0006 (SPA2020-0006), Tentative Tract Map 37963 (TTM 37963), Precise Plan 2020-0004 (PP2020-0004)
Project Applicant (include address and telephone number): PSIP WR Green River, LLC. 500 Newport Center Drive, Newport Beach, CA 92660 (949) 720-0369
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): Green River Road, between Dominguez Ranch Road and Fresno Road, south of State Route 91 (Black Star Canyon Quadrangle topographic map sheet (7.5-minute series), the Planning Area is located in Sections 30 and 31, Township 3 South, Range 7 West).
General Project Location (City and/or County): City of Corona, County of Riverside

Project Description: The proposed Project consists of changes to the existing Green River Ranch Specific Plan (GRRSP) land uses and GRRSP Planning Areas, and the development of an industrial business park in the proposed Business Park Industrial (BPI) land use. The specific plan covers approximately 160 acres and currently consists of the following zoning districts: Estate Residential, Mixed Use (Commercial/Industrial), and General Commercial. The project will reorganize the existing General Plan land uses, eliminate the Estate Residential land use and add an Open Space land use; the GRRSP Amendment land uses will align with the General Plan land uses and replace the current Mixed Use II designation with a new Business Park Industrial land use, and eliminate the Estate Residential designation and replace it with an Open Space General land use. The proposed industrial park development is 49.31 acres and will contain five buildings totaling 746,167 square feet. The Draft SEIR also addresses the relocation of Proposed Constrained Linkage 1 (PCL-1) of the Riverside County Multiple Species Habitat Conservation Plan as a separate but related project.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on February 5, 2025 and has made the following determinations regarding the above described project:

1	The project [<input checked="" type="checkbox"/> will <input type="checkbox"/> will not] have a significant effect on the environment.	
2	<input checked="" type="checkbox"/>	A Subsequent Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made a condition of the approval of the project.	
4	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
5	A Statement of Overriding Considerations [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
6	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
This is to certify that the Final Subsequent EIR with comments and responses and record of project approval, is available to the General Public at:		
	Custodian: City of Corona, Planning and Development Department	Location: https://www.coronaca.gov/government/departments-divisions/building/projects
Date: February 6, 2025	 Signature Name: Sylvia Edwards Title: City Clerk	
Date Received for Filing: February 6, 2025		

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.