



**CITY OF CORONA
OFFICE OF THE CITY CLERK
NOTICE OF PUBLIC HEARING**

This is a public notice that the City Council will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Wednesday, August 6, 2025, at 6:00 p.m. or thereafter upon the following:

Tentative Tract Map 37895: Public hearing on appeal of the Planning and Housing Commission decision recommending denial Tentative Tract Map 37895, the subdivision of 61.6 acres into 103 single family residential lots in the R-1-12, single family residential zone located on the east and west sides of Laurel Canyon Way, south of Sherborn Avenue, and the Addendum to the adopted Mitigated Negative Declaration.

Applicant: Emad Bolus for Mari Girgis, LLC
4030 Birch Street #100, Newport Beach, CA 92660.

California Environmental Quality Act (CEQA) – An Addendum to a Mitigated Negative Declaration (MND) previously adopted by the City on August 20, 2014 has been prepared for the Project, Tentative Tract Map 37895, pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines. The City, as the lead agency, has determined that the proposed Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the previously adopted MND remain substantively unchanged despite project modifications. The proposed Project does not raise any new issues or result in impacts not previously analyzed in the prior MND, and none of the conditions described in Section 15162 of the State CEQA Guidelines requiring the preparation of a subsequent MND exist. The Addendum will be considered for adoption by the City Council at the August 6, 2025 meeting.

The public is invited to attend the City Council meeting and comment on the item described above. Due to time constraints and the number of persons wishing to give oral testimony, each speaker will be limited to three minutes. You may wish to make your comments in writing and submit them to the City Clerk for inclusion into the public record. If you challenge any portion of these projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to the public hearing. Any person unable to attend the public hearing may submit written comments to the City Clerk, 400 S. Vicentia Ave., Corona, CA 92882. If you have questions regarding this notice or the applications to be heard, please call the Planning & Development Department at (951) 736-2262.

Sylvia Edwards, MMC

City Clerk

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