



**CITY OF CORONA  
PLANNING & DEVELOPMENT DEPARTMENT  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Corona has completed an Initial Study for the following project in accordance with Section 5.01 of the City's Guidelines for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the projects may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project may have potentially significant effects, but these significant effects are capable of being mitigated to a point where clearly no significant effects would occur; and there is no substantial evidence in light of the whole record before the city, that the project may have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration (MND) are available for download on the City of Corona's website at <https://www.coronaca.gov/departments/planning-and-development/planning-division/environmental-ceqa-documents> and on file for public review at the Planning & Development Department, located at 400 S. Vicentia Avenue, Corona, CA 92882. The city will receive written comments on the proposed MND beginning November 14, 2025, through December 3, 2025. However, public comments and/or written comments on the project will be accepted until 5 p.m. on December 8, 2025. Please submit all written comments to the Planning and Development Department at abovementioned address or to Rocio Lopez, Senior Planner, at [rocio.lopez@coronaca.gov](mailto:rocio.lopez@coronaca.gov).

**GPA2024-0003:** General Plan Amendment to change the General Plan land use designation of two parcels located at 323 S. Belle Avenue and 322 S. Washburn Avenue from Low Density Residential (LDR) and General Commercial (GC), respectively, to Mixed Use Downtown (MUD), and establish the MUD land use designation on approximately 0.87 acres of public right-of-way (Fourth and Fifth Streets).

**SPA2024-0003:** Specific Plan Amendment to the Downtown Revitalization Specific Plan to change the zoning of two parcels located at 323 S. Belle Avenue and 322 S. Washburn Avenue from Single Family (SF) and Gateway Business (GB), respectively, to Downtown (D), and to establish the Downtown zoning on approximately 0.87 acres of public right-of-way (Fourth and Fifth Streets).

**PM38981:** Parcel Map to create one lot totaling 5.68 gross acres (4.88 net acres) for commercial purposes, located at the northwest corner of S. Main Street and W. Sixth Street, in the proposed Downtown (D) zone.

**PP2024-0001:** Precise Plan to review the site plan, architecture, landscaping, and other features associated with a proposed 40,000 square foot Northgate Gonzalez grocery market and remodel of an existing 6,930 square foot commercial building on 4.88 net acres, located at the northwest corner of S. Main Street and W. Sixth Street in the proposed Downtown (D) zone.

**PROJECT LOCATION:** The project site is approximately 5.68 gross acres (4.88 net acres) and is located at the northwest corner area of S. Main Street and W. Sixth Street. (Assessor's Parcel Numbers: 117-103-026 and -027, 117-142-006, -007, -008, -009, 117-142-015, -016, -017, -018, -019, -020, and 117-044-017).

**(Applicant: Northgate Gonzalez Market – Marco Arzola)**

At its meeting on December 8, 2025, at 6:00 p.m., the Planning and Housing Commission of the City of Corona will consider the project and the Mitigated Negative Declaration and make recommendations to the City Council. If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration and approve the project.

Any person wishing to be heard on any of the above matters may appear and speak at the Planning and Housing Commission meeting or may write to the city on or before the Thursday prior to the meeting. Comments of all responsible agencies are also requested.

cc: Riverside County Clerk (E-filed), City Clerk's Office (1), Post Environmental Board (1), Library (1), Case file (1)