NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address: 2724 Gateway Drive Riverside, CA 92507	FROM:	Public Agency/Lead Agency: City of Corona Planning and Development Department Address: 400 S. Vicentia Avenue, Corona, CA 92882 Contact: Rocio Lopez, Senior Planner Phone: 951-736-2293
TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 ☐ 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): 2025110646

Project Title: Northgate Gonzalez Market (GPA2024-0003, SPA2024-0003, PM 38981 & PP2024-0001)

Project Applicant (include address and telephone number):

Northgate Gonzalez Market, c/o Marco Arzola, 1201 N. Magnolia Avenue, Anaheim, CA 92801 - (714) 687-7131

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):

Generally located at the northwest corner of W. Sixth Street and N. Main 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).

General Project Location (City and/or County): Corona, County of Riverside, CA

Project Description: 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). PM 38981: Parcel Map to create one lot totaling 4.70 net acres for commercial purposes located at the northwest corner of S. Main Street and W. Sixth Street, within the proposed Downtown (D) zone. PP2024-0001: Precise Plan to review the site plan, architecture, landscaping, and other features for a proposed 40,000 square foot Northgate Gonzalez market and remodel of an existing 6,930 square foot commercial building on 4.70 net acres located at the northwest corner of S. Main Street and W. Sixth Street, within the proposed Downtown (D) zone.
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 January 21, 2026 and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☐	An 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.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	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 [☒were ☐ were not]made a condition of the approval of the project.	
4. ☒	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☒	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to General Public at: https://www.coronaca.gov/government/departments-divisions/building/projects	
	Custodian: Sylvia Edwards, City Clerk	Location: Corona City Hall City Clerk's Office 400 S. Vicentia Avenue Corona, CA 92882

Date: January 21, 2026	Rocio Lopez **Signature** **Name:** Rocio Lopez **Title**: Senior Planner
Date Received for Filing: Click or tap to enter a date.	

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