



RESOLUTION NO. 2642

APPLICATION NUMBER: GPCD2024-0008

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA REGARDING A GENERAL PLAN CONSISTENCY DETERMINATION FOR THE VACATION OF A 10-FOOT WIDE WATERLINE EASEMENT LOCATED AT 2228 VESPER CIRCLE. (APPLICANT: CITY OF CORONA PLANNING AND DEVELOPMENT DEPARTMENT)

WHEREAS, the application to the City of Corona (“City”) is proposing the vacation of a 10-foot wide waterline easement; and

WHEREAS, the 10-foot wide waterline easement is located at 2228 Vesper Circle (“Property”); and

WHEREAS, the subject “Property” is comprised of 1.29 acres (Exhibit 2); and

WHEREAS, the property is currently owned by HI Corona, LLC, and is currently under construction for a planned daycare center approved under Precise Plan 2020-0002; and

WHEREAS, the owner of the Property will provide a replacement easement for the waterline elsewhere on the property that accommodates the onsite design of the daycare building; and

WHEREAS, a condition of approval was accordingly placed on Precise Plan 2020-0002 requiring the owner to vacate the subject easement prior to occupancy of the building; and

WHEREAS, California Government Code Section 65402 requires that when a local agency plans to acquire, dispose of, or vacate any real property or easements for public purposes, the Planning Agency of the city in which the property is located must first issue a report addressing whether the activity is in conformity with the City’s General Plan; and

EXHIBIT 1

WHEREAS, during the Planning Commission meeting on July 8, 2024, the Planning Commission did consider and determine the vacation of the waterline easement on the “Property” is consistent with the Corona General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a Regular Session assembled this 8th day of July, 2024 that the “Property” is found to be in conformity with the City of Corona General Plan, based on the following finding:

1. The vacation of the Property is consistent with General Plan Goal LU-4, which states: Strategic growth that preserves viable residential neighborhoods and commercial and industrial districts, targets new development to parcels that are environmentally suitable and can be supported by infrastructure and services, and reuses appropriate properties to enhance their economic vitality and community livability; and General Plan Policy LU-4.5, which states: Manage the timing of development and allow development to occur only when public infrastructure and services needed to support that development are available, will be provided concurrently, or are committed to be provided within a reasonable time frame.
 - a. *The existing waterline easement was reserved on the subject parcel to support the development of two separate parcels created by PM 14363. The two parcels were eventually merged into a single parcel by a lot line adjustment to support the development of a single commercial building. The public waterline improvements are being extended from Vesper Circle to the subject parcel with corresponding easements placed on-site to support the placement of the required water infrastructure necessary for the development.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk.

Adopted this 8th day of July, 2024.

Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 8th day of July, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California